

City of Marina



City of Marina
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www.cityofmarina.org

AGENDA

Thursday, October 12, 2023

6:00 Open Session

SPECIAL JOINT STUDY SESSION OF THE MARINA CITY COUNCIL AND MARINA PLANNING COMMISSION

THIS MEETING WILL BE HELD IN PERSON AND VIRTUALLY (HYBRID).

Marina City Council Chambers
211 Hillcrest Avenue
Marina, CA

Zoom Meeting URL: <https://us02web.zoom.us/j/84287578704>

Zoom Meeting Telephone Only Participation: 1-669-900-9128 - Webinar ID: 842 8757 8704

Participation

All meetings take place in the Council Chambers at 211 Hillcrest unless otherwise noticed. Additionally, members of the public may participate in the Planning Commission meeting in real-time by calling Zoom Meeting via the weblink and phone number provided at the top of this agenda. This meeting is being broadcast “live” on Access Media Productions (AMP) Community Television Cable 25 and on the City of Marina Channel and on the internet at <https://accessmediaproductions.org/> Instructions on how to access, view and participate in remote meetings are provided by visiting the City’s home page at <https://cityofmarina.org/>. Attendees can make oral comments during the meeting by using the “Raise Your Hand” feature in the webinar or by pressing *9 on your telephone keypad if joining by phone only. If you are unable to participate in real-time, you may email to marina@cityofmarina.org with the subject line “Public Comment Item# ” (insert the item number relevant to your comment) or “Public Comment – Non Agenda Item.” Comments will be reviewed and distributed before the meeting if received by 5:00 p.m. on the day of the meeting. All comments received will become part of the record. Planning Commission will have the option to modify their action on items based on comments received.

Persons Addressing the Legislative Body. Any person making impertinent, slanderous or profane remarks, or who becomes boisterous while addressing the legislative body, shall be called to order by the Presiding Officer and, if such conduct continues, may at the discretion of the Presiding Officer be barred from further audience before the legislative during that meeting, unless permission to continue be granted by a majority of the body.

Members of the Audience. Any person in the audience who engages in disorderly conduct such as hand clapping, stamping of feet, whistling, using profane language, yelling, and similar demonstrations, which conduct disturbs the peace and good order of the meeting, or who refuses to comply with the lawful orders of the Presiding Officer, shall be guilty of an infraction, and upon instructions from the Presiding Officer, it shall be the duty of the Sergeant at Arms or Peace Officer to remove any such person from the room and to place him under arrest or otherwise cause him to be prosecuted under the law.

Agenda Materials

Agenda materials, staff reports and background information related to regular agenda items are available on the City of Marina's website www.cityofmarina.org. Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet will be made available on the City of Marina website www.cityofmarina.org subject to City staff's ability to post the documents before the meeting.

Vision Statement

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

Mission Statement

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

Land Acknowledgement

The City recognizes that it was founded and is built upon the traditional homelands and villages first inhabited by the Indigenous Peoples of this region - the Esselen and Ohlone/Costanoan, their ancestors, and allies - and honors these members of the community, both past and present

1. Call To Order

2. Roll Call & Establishment of Quorum

Planning Commission Members: Chair Nancy Amadeo, Vice Chair Glenn Woodson. Hyunsoo Hur, Surinder Rana, Richard St. John, Audra Walton, Victor Jacobsen

City Council Members: Liesbeth Visscher, Brian McCarthy, Kathy Biala, Mayor Pro-Tem/Vice Chair Cristina Medina Dirksen, Mayor/Chair Bruce C. Delgado

3. Moment Of Silence & Pledge of Allegiance

4. Special Announcements and Communications from the Floor

Announcements of special events or meetings of interest as information to Board and Public. At this time any person may comment on any item which is not on the agenda. Please state your name and address for the record. Action will not be taken on an item that is not on the agenda. If it requires action, it will be referred to staff and/or placed on the next agenda. Planning Commission members or City staff may briefly respond to statements made or questions posed as permitted by Government Code Section 54954.2. In order that all interested parties have an opportunity to speak, please limit comments to a maximum of Three (3) minutes. Any member of the public may comment on any matter listed on this agenda at the time the matter is being considered by the Planning Commission.

5. Ex Parte Communications for Quasi-Judicial Matters

On quasi-judicial matters, Councilmembers shall verbally disclose off the record contacts relating to the item, after the item is called and before Council consideration of the matter. Disclosure shall include the identity of an individual(s) with whom the Council Member had contact, and the nature of the contact. Written ex parte communications must be forwarded to the City Clerk so they can be provided to the entire Council and to the public.

6. Consent Agenda

Background information has been provided to the Planning Commission on all matters listed under the Consent Agenda, and these items are considered to be routine. All items under the Consent Agenda are normally approved by one motion. Prior to such a motion being made, any member of the public or the Planning Commission may ask a question or make a comment about an agenda item and staff will provide a response. If discussion or a lengthy explanation is required, that item will be removed from the Consent Agenda and placed at the end of Other Action Items.

7. Informational Items**8. Public Hearings**

Time will be set aside during the Public Hearing to receive oral comments on all items listed as Public Hearings. Staff will present the project brought forth for Planning Commission consideration and possible action and answer questions from the Planning Commissioners. The applicant will then have the opportunity to raise any issues. The public will then be invited to approach the podium to provide up to three (3) minutes of public testimony.

9. Action Items

Action listed for each Agenda item is that which is brought forth for Planning Commission consideration and possible action. The Planning Commission may, at its discretion, take action on any items. The public is invited to approach the podium to provide up to three (3) minutes of public comment.

10. Study Session

A. Marina Objective Design Standards presented by Planning Manager Alyson Hunter

11. Staff Updates**12. Correspondence****13. Major Projects Update****14. Adjournment****CERTIFICATION:**

I, Karen Nitenson, Administrative Assistant for the City of Marina, do hereby certify that a copy of the foregoing agenda was posted at Marina City Council Chambers bulletin board, 211 Hillcrest Avenue; City Kiosk at the corner of Del Monte Boulevard and Reservation Road; and Monterey County Free Library Marina Branch at 190 Seaside Circle on or before 6:30 p.m. Friday, October 5, 2023.

Signature _____

Date Posted

PLANNING COMMISSION NOTES:

1. The Marina Planning Commission regularly meets at 6:30 P.M. on the second and fourth Thursdays of each month.
2. The Planning Commission follows procedures intended to allow for project applicants and members of the public the fullest possible opportunity to be heard, while enabling the Commission to complete its meetings within a reasonable time.
3. Copies of staff reports are available to the public on the Friday afternoon, prior to the Thursday meetings at the Community Development Department office located at 209 Cypress Avenue.
4. The public is invited and encouraged to participate in all meetings of the Planning Commission and its subcommittees.
5. All meetings are open to the public. The City of Marina does not discriminate against persons with disabilities. Council Chambers are wheelchair accessible. Meetings are broadcast on cable channel 25 and recordings of meetings can be provided upon request. To request assistive listening devices, sign language interpreters, readers, large print agendas or other accommodations, please call (831) 884-1220 or e-mail: planning@cityofmarina.org. Requests must be made at least **48 hours** in advance of the meeting.

September 7, 2023

Item No. _____

Honorable Mayor, Members of the Marina
City Council and Planning Commission Members

Joint Study Session
of October 12, 2023

A JOINT STUDY SESSION OF THE CITY COUNCIL AND PLANNING COMMISSION TO RECEIVE A PRESENTATION ON DRAFT OBJECTIVE DESIGN STANDARDS (ODS). THE ACTION IS EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO SECTION 15378 OF THE CEQA GUIDELINES.

REQUEST: It is requested that the Marina City Council and Planning Commission:

1. Receive a presentation on the draft Objective Design Standards by the consultant and receive any comments from the public; and
2. Provide direction to staff and the consultant.

BACKGROUND:

California Senate Bill (SB) 330, effective 1, 2020, requires a local agency to approve a housing development project that complies with applicable objective zoning standards and criteria that were in effect at the time the application was deemed to be complete. A project may not be denied, or its density lowered if it meets all objective standards. The State has defined ODS as standards that:

“[Involves] no personal or subjective judgement by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal of an application.”

- California State Senate Bill 330 (Gov’t Code Sec. 66300.7)

At the City Council meeting on May 2, 2023, the City’s ODS consultant, Raimi+Associates (R+A), provided an overview of the need for ODS, a description of the outreach and stakeholder engagement that had been conducted to that point, and a timeline for the preparation of draft standards. It was requested by the Council to come back with a complete draft that includes standards for single-family, multi-family, and mixed-use projects and an appendix addressing several architectural styles. A recording of the May 2nd meeting can be viewed online ([AMP](#), 29:15/3:20:15) and the staff report is available in the City’s [Agenda Center](#).

ANALYSIS:

Based on feedback from the City Council, results from additional online outreach efforts to the general public as well as to the Asian Community of Marina (ACOM) group, specific standards already in the Marina Municipal Code (MMC) and design policies within the Design Guidelines and Standards adopted by Resolution in 2001, the consultant prepared the attached draft Objective Design Standards with an architectural styles appendix (**Exhibit A**).

The format provided is to be viewed as a stand-alone standards document to be used in addition to the existing zoning standards in Article 17 of the Marina Municipal Code (MMC). These standards will not apply in the Special Plan areas (Sea Haven, the Dunes, Marina Station, or the Downtown Vitalization

Plan (DVSP) area once the DVSP is adopted) nor in the Coastal zone until such time as the Local Coastal Program (LCP) is amended to include them.¹

After receiving input and feedback on the draft, staff and R+A will prepare a final draft for review and recommendation by the Planning Commission at a regular public hearing, then for final review and adoption by the City Council.

FISCAL IMPACT:

The preparation of the ODS is paid for through a Regional Early Action Planning (REAP) 1.0 grant from the CA Housing & Community Development Dept. (HCD) and license and permit revenues through the General Plan Update Fee collected as part of all building permit applications.

ENVIRONMENTAL REVIEW:

The preparation of Objective Design Standards is not subject to California Environmental Quality Act (CEQA) pursuant to the State CEQA Guidelines, California Code of Regulations, Title 14, Section 15378 which applies to administrative activities that do not have the potential for causing a significant effect on the environment.

CONCLUSION:

Staff requests that the Council and Commission provide input and direction on the draft ODS provided. No formal action is needed at this time.

Respectfully submitted,

Alyson Hunter, AICP
Planning Services Manager, Community Development Dept.
City of Marina

REVIEWED/CONCUR:

Guido F. Persicone, AICP
Director, Community Development Dept.
City of Marina

Layne Long
City Manager

¹ This will hopefully occur in the near-term pending award of the Coastal Commission grant.

Marina Objective Design Standards

PUBLIC REVIEW DRAFT

9/20/2023



Prepared by Raimi + Associates for the City of Marina



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1. Residential and Residential Mixed-Use Objective Design Standards

1.1 Purpose and Applicability

1.1.1 Purpose.

- A. The Objective Design Standards identify specific design elements that are required for all multi-family residential projects, residential mixed-use projects, and new single-family residential projects of two or more units. The intent of the Objective Design Standards is to allow flexibility and creativity in design while providing a clear set of standards and expectations for single-family, multi-family residential and residential mixed-use projects that align with the following City objectives:
1. Enable streamlined review and approval of housing, in accordance with State law;
 2. Ensure that buildings are appropriate to their surroundings and environment;
 3. Encourage a pedestrian-oriented environment;
 4. Emphasize high-quality, human-scaled building design and architectural elements;
 5. Promote thoughtful, context-sensitive site design; and
 6. Maintain and enhance the character of the community.

1.1.2 Applicability.

- A. The standards and guidelines found in this Chapter apply to all new single-family residential developments of two or more units, multi-family residential, and residential mixed-use projects within the City, as well as qualifying modifications to existing development and changes in land use, unless otherwise specified. For the purposes of this Chapter, "multi-family residential projects" are projects with two or more residential units only and "residential mixed-use projects" are mixed-use projects with at least two-thirds of the gross square footage of the development designated for residential use.
- B. For modifications to existing mixed-use developments where no additional square footage is proposed, these standards and guidelines shall only apply to the use being modified (e.g., a ground floor retail storefront remodel will not trigger any architectural changes to residential units).
- C. These standards are in addition to the minimum development standards found in Article 2 of the Zoning Ordinance, for the zones that allow residential and/or mixed-use.
- D. This Chapter does not apply to developments within Specific or Master Plan areas. Coastal Zone requirements and standards contained within Chapter 17.40 (Coastal Zone) of the Marina Municipal Code (MMC) shall prevail over standards in this Chapter whenever there is a conflict.
- E. These standards and guidelines apply only to the design of private development, and not the public right-of-way (e.g., sidewalks). Discretionary terms/guidelines are not required, but are included here to convey intent, and encourage design elements important to the community.

1.1.3 Interpretations.

- A. The following section provides direction on interpreting terms in this Chapter:
1. **Mandatory Terms.** Standards are written using mandatory terms. The words "shall," "will," and "must" are mandatory, establishing a duty or obligation to comply with the specific Standard.

2. **Discretionary Terms.** Guidelines are written with permissive terms. The words “may,” and “should” are permissive. Projects should strive to meet guidelines, but are not strictly required to (e.g., “Existing trees should be preserved to the extent feasible.”).

1.2 Single-Family Residential (Attached and Detached)

This Section applies to both attached and detached single-family residential homes, including cluster homes, cottages, auto courts, townhomes, duplexes/triplexes and other configurations that meet the permitted density requirements and development standards of the applicable zone.

1.2.1 Site Design.

A. Access and Connectivity.

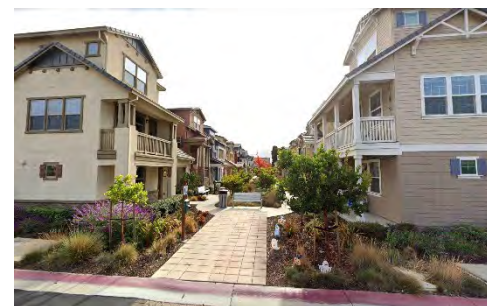
1. **Gates/Barriers.** Private streets shall not be gated or closed off to the public.
2. **Pedestrian Pathways.** This standard applies to cluster and cottage homes, auto courts, and other types of developments that provide common areas; and does not apply to a typical single-family detached residential subdivision. New development shall provide pedestrian pathways connecting to the public sidewalk and other planned or existing pedestrian routes or trails. Pedestrian pathways, a minimum of four feet wide, shall be provided from the public right-of-way and/or individual unit entries to all primary common entryways and common areas, guest parking, and centralized trash enclosures (if provided).
3. **External connectivity.** All streets in any subdivision or development site shall connect to and be aligned with existing and planned streets outside the proposed subdivision or development to the extent feasible. Any cul-de-sac or other dead-end street longer than 400 feet shall be connected to other streets by a pedestrian path.

B. Townhouse Site Configuration.

1. **Townhouse Site Planning/Configuration.**
Townhouses shall be configured in one of the following ways:
 - a. In a row facing the front parcel line or street/private drive.
 - b. In a row or series of rows perpendicular to the front parcel line or street/private drive. In such case, a landscaped central path/outdoor space (personal and/or common) shall be provided with a minimum width of 30 feet from building face to building face that connects each individual unit to the street/public ROW. Building projections are allowed to encroach within the minimum width of the common path/outdoor space (see MMC Section 17.42.070 (Yards)).
 - c. Corner Side Units shall comply with the standards in Section 1.2.2.E (Corner Side Units).
2. **Maximum Townhouse Units in Row.** There shall be a maximum of six townhouse units per building/row.



Townhomes facing street



Townhomes facing central courtyard

C. Parking.**1. Location and Access.**

- a. Required parking shall be provided on each lot, and/or within a common parking area (e.g., common guest parking lots or common parking within auto court developments).
- b. Curb cuts and driveways providing access to parking shall be provided from an alley or secondary/private street, rather than from the public right-of-way, whenever such alley or secondary/private access is feasible.
- c. Parking is not allowed in the front and street side setback area for individual lots and building sites, except within approved driveways.

2. Parking Frontage.

- a. Surface parking lots (e.g., common or guest parking areas) shall not occupy more than 30 percent of the linear width of any street-facing frontage.
- b. Garage doors that face the street shall not occupy more than 60 percent of the width of any street-facing building facade for new detached single-family homes. This limitation does not apply to frontages along alleys.

3. Garage Design.

- a. Detached garage structures shall be designed using at least two of the same exterior finish materials and/or colors used on the principal structure.
- b. For new detached single-family homes, front-loaded garages shall be set back at minimum five feet behind the front facade.

D. Trees and Landscaping. All landscaping shall comply with MMC Section 8.04.310 (Model water efficient landscaping ordinance requirements) and the Landscape and Irrigation Plan requirements per Appendix B and the City of Marina Design Guidelines and Standards. In addition, the following standards shall apply.

- 1. New Street and Pathway Landscaping.** All new streets and pathways within the project shall provide a combination of trees and other plants in a minimum four-foot wide planting strip. Trees shall be planted at a minimum of one tree for every 30 to 45 feet of linear street/path (depending on the species and mature canopy width or growth habit). Shrubs and groundcover shall cover at least 30 percent of the planting strip.
- 2. Tree Preservation.** Existing mature trees of 6 inches or greater in diameter at breast height (DBH) should be preserved to the extent feasible. Existing trees having a DBH of less than six inches should be relocated if possible.
- 3. Location of Trees.** Trees planted within five feet of a street, sidewalk, paved trail, parking area, or walkway shall be a deep-rooted species or shall be separated from hardscapes by a root barrier to prevent physical damage to public improvements. Trees planted within the street rights-of-way, utility easements, or within 10 feet of any public improvement shall be submitted to and approved by the Marina Public Works Department. Such approvals may be dependent upon the selection of alternate tree species, the relocation of trees further back from public improvements or the installation of root guards. Also, the location of trees shall not conflict with the location of any private sewer laterals or any private water connections.
- 4. Plant Size and Spacing.**
 - a. **Shrubs Size.** All proposed shrubs shall be a minimum five-gallons in size, with a 15-gallon minimum size when required for screening. The minimum planter width for shrubs is three feet.

- b. **Trees Size.** The minimum planting size for trees shall be 15-gallon, with 50 percent of all trees on a project site planted at a minimum 24-inch box size. Trees required for screening shall be a minimum 24-inch box size. The minimum planter width for trees shall be four feet.
 - c. **Spacing.** The spacing of trees, shrubs, and ground cover plants shall accommodate mature planting size. Where required for screening, spacing shall form an opaque barrier when planted.
- 5. **Tree Species.** Trees shall be selected from the City of Marina's Recommended List of Preferred Trees, as may be amended from time to time (see the City of Marina Design Guidelines and Standards document for the List of Preferred Trees). Native and drought-tolerant tree species are strongly encouraged.
- 6. **Drought-Tolerant Landscaping.**
 - a. A minimum of 65 percent of the total of all landscaped areas shall be landscaped with drought-tolerant plant material requiring minimal irrigation once established, and shall be irrigated separately from any areas which have higher water demands.
 - b. A maximum of 35 percent of the total of all landscaped areas may be planted or installed with plant material which may require more extensive irrigation once established, including up to a maximum of 25 percent of said total which may be turf. The above 35 percent and 25 percent limitations may be exceeded to allow for increased turf areas associated with high-activity areas or uses such as golf courses, recreation areas, parks, and pet parks. Turf is not allowed in median strips.
- 7. **Turf.**
 - a. The use of natural turf is discouraged except for recreation areas and high activity/foot-traffic areas.
 - b. Turf shall not be installed on slopes exceeding 4:1 ratio.
 - c. Artificial turf. Artificial turf shall be limited to accent areas, high activity/foot traffic areas, and recreational areas. Where artificial turf is installed, it shall be designed as follows:
 - i. Artificial turf shall be kept a minimum of five feet away from tree root crowns (measured in all directions).
 - ii. Artificial turf used for pet areas shall be specifically formulated for that purpose.
 - iii. A proper drainage system shall be installed underneath to prevent excess runoff or pooling of water.
- 8. **Soil and Mulch.**
 - a. Native soil in all planting areas shall be amended to a minimum depth of 6 inches with a minimum of 40 percent organic material. Native soil under portions of planting areas, which are covered exclusively by rocks, gravel, or other non-living landscaping material, need not be so amended.
 - b. A minimum of two inches of organic mulch (wood chips, shredded bark, etc.) shall be installed in all non-turf areas unless a ground cover planting is specified.
- 9. **Irrigation.** Turf areas or other higher water use plantings shall be grouped and irrigated separately from more drought-tolerant planting areas.
- 10. **Tree Removal.** See MMC Chapter 17.62 (Tree Removal, Preservation and Protection) for tree removal regulations.
- 11. **Maintenance.** Tree pruning shall be a part of regular maintenance and shall be performed by a licensed California landscape contractor in accordance with International Society of Arboriculture (ISA) standards. Severe trimming, pruning, or other maintenance that results in significant alteration of the natural shape of a tree or modification of the central leader (including

"lollipoping," "heading," or similar techniques) is prohibited, except in conjunction with public utility maintenance.

- E. **Services and Utilities.** Unless otherwise specified, these standards apply to common areas and communal services and utilities; they do not apply to individual single-family homes.

1. **Location of Service Areas, Storage, Utilities, and Equipment.** All above-ground utilities and equipment (e.g., electric and gas meters, fire sprinkler valves, irrigation backflow prevention devices, etc.), service areas, and storage areas shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience and neighboring properties by following the standards below (except as required by utility providers, building and fire codes):

- a. Utilities and equipment, service, and storage areas shall be located inside of buildings or on non-primary street frontages, alleys, parking areas, and/or at the rear or side of buildings and shall be fully screened from view per Section 1.2.1.E.2 (Service, Storage, Utility, and Equipment Screening) below.
- b. Utilities and equipment, service, and storage areas shall not be located within the front yard area of the lot or development site. Additionally, utilities and equipment, service, and storage areas shall not be located within setback areas, along mid-block pedestrian connections, within the public right-of-way, and/or within 25 feet of a street corner.

2. **Service, Storage, Utility, and Equipment Screening.** All common service and storage areas, utilities, and equipment not housed inside buildings shall meet the following screening standards:

- a. Screening shall be equal to or higher than the height of the equipment to be screened, unless specified otherwise.
- b. Screening shall be made of a primary exterior finish material used on other portions of the building/residential units, architectural grade wood or masonry, metal, or landscape screening that forms an opaque barrier when planted.



Screened mechanical equipment

- c. All vents, flashing, electrical conduits, etc., shall be painted to match the color of the adjacent surface.

3. **Communal Refuse and Recycling Collection Areas.**

- a. For development projects with communal refuse and recycling areas/containers, a communal refuse enclosure structure shall be provided that is adequate in capacity, number and distribution to accommodate all waste generation of the site. The number of containers and collection areas shall be reviewed and approved by the local disposal service.
- b. **Location and Screening of Communal Refuse and Recycling Enclosures.** Refuse collection areas shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience and neighboring properties by complying with the following the standards:
 - i. Refuse collection areas are prohibited along primary frontages.
 - ii. Refuse collection areas shall be located inside of buildings or inside of covered enclosures located along alleys, in parking areas, or at the rear and side of buildings.

- iii. Enclosures shall be adequate in height to fully screen containers and materials.
 - iv. Enclosures shall be opaque and made of a primary exterior finish material used on other portions of buildings, masonry, decorative block, or architectural grade wood, and may be accented with metal. Barbed wire and chain-link fencing are prohibited.
 - v. Enclosure doors shall not swing into any public right-of-way, driveway approaches, or drive aisles. In these cases, sliding doors may be used.
 - vi. Separate pedestrian access shall be provided to encourage main gates to remain closed.
4. **Individual Refuse Containers.** Individual refuse and recycling containers shall be stored in such a manner that containers are not visible to the public.

F. Open Space.

1. **Common Open Space (if provided).** Common open spaces are shared and accessible only to residents and their visitors. Common open spaces may include courtyards, gardens, play areas, outdoor dining areas, and recreational amenities. Common open spaces shall meet the following standards:
 - a. **Dimensions.** Minimum dimension of 20 feet in any direction. Courtyards enclosed on three sides shall have a minimum dimension of 30 feet in all directions. Courtyards enclosed on four sides shall have a minimum dimension of 40 feet and have a minimum courtyard width to building height ratio of 1.25:1.
 - b. **Shading.** A maximum of 50 percent of the common open space square footage may be covered by a shading device or roof structure.
 - c. **Landscaping.** A minimum of 20 percent of the open space area shall be planted with trees, ground cover, and/or shrubs. A minimum of one tree shall be planted per 600 square feet of the common outdoor space area (aggregated across all common outdoor space areas).
 - d. **Slopes.** Slopes shall not exceed 5 percent.
 - e. **Amenities.** Common open space shall provide recreational amenities which may include but are not limited to a swimming pool; spa; clubhouse; tot lot with play equipment; picnic shelter – barbecue area; sports facilities; exercise equipment; dog park; or day care facilities. The number of amenities shall be provided pursuant to Table 1 (Required Open Space Amenities).



Common courtyard space

Table 1. Required Open Space Amenities

Number of Units	Number of Open Space Amenities
0 - 8	0
8 - 25	1
26 - 50	2
51 - 100	3
101 - 200 *	4

***Add 1 amenity for each 100 additional units or fraction thereof.**

2. **Private Open Space.** Private open space areas are intended for private use for each dwelling unit and may include balconies (covered or uncovered), private gardens, private yards, terraces, decks, and porches, among others. Private open spaces shall meet the following standards:

- a. Be directly accessible from a residential unit;
- b. Minimum Dimensions:
 - i. Private yards: Minimum 15 feet in any direction.
 - ii. Ground-floor private outdoor space (e.g., terrace): Minimum 10 feet in at least one direction.
 - iii. Upper-floor private outdoor space (e.g., balconies): Minimum six feet in any direction.
- c. Minimum clear height dimension of eight feet, measured from the ground-level floor or decking.
- d. May be covered but cannot be fully enclosed (i.e., at least one side must be open to the air).

1.2.2 Building Design

A. Facade Modulation and Articulation.

1. **Modulation.** Residential units shall employ at least two of the following building modulation strategies:
 - a. Varied roof forms, including but not limited to changes in roof height, offsets, change in direction of roof slope, dormers, parapets, etc.;
 - b. Use of balconies, front porches, overhangs, or covered patios; and/or,
 - c. Projections, offsets, and/or recesses of the building wall at least two feet in depth, such as bay windows.



Varied roof forms with change in direction of roof slope, facade projections, and large bay windows



Balcony and covered front porch entry

2. **Articulation.** All building elevations that face a street or a shared driveway shall employ varied facade articulation of wall surfaces. Facades shall incorporate at least three of the following features, consistent with the design style, which provide articulation and design interest:
 - a. Variation in texture or material, provided all exterior wall textures and materials are consistent with the overall architectural style of the dwelling;
 - b. Building base (typically bottom three feet) that is faced with a stone or brick material, or is delineated with a channel or projection;
 - c. Railings with a design pattern and materials such as wood, metal, or stone which reinforces the architectural style of the building;
 - d. Decorative trim elements that add detail and articulation, such as door surrounds with at least a two-inch depth, decorative eave detailing, belt courses, etc.;
 - e. Decorative window elements such as, lintels, shutters, window boxes, etc.; and/or,
 - f. Roof overhangs at least 18 inches deep.



Variation in materials and textures



Decorative eave detailing, window lintels, and window boxes

- B. **Architectural Facade Variability.** The following standard applies to detached single-family residential development. For all developments involving four or more contiguous lots, there shall be multiple "distinctly different" front facade designs. No more than two houses shall be of the same front facade design as any other house directly adjacent along the same block face and side of the street. Mirror images of the same configuration do not meet the intent of "distinctly different." "Distinctly different" shall mean that a single-family dwelling's elevation must differ from other house elevations in the following (see standard in Section 1.2.2.A (Facade Modulation and Articulation) above):
- Number of stories (optional);
 - Modulation strategies - **at least one.** The facade designs must vary in **at least one** of the two modulation strategies used on the building (per standard 1.2.2.A.1 (Modulation));
 - Articulation strategies - **at least one.** The facade designs must vary in **at least one** of the three articulation strategies used on the building (per standard 1.2.2.A.2 (Articulation)); and,
 - Variation in materials - different material palette, with a different primary material.
- The number of required different front facade designs shall be in accordance with Table 2 (Architectural Variability).

Table 2. Architectural Variability

Total number of Dwelling Units	Minimum Number of Facade Designs
6 – 12	2
13 - 20	3
21 – 40	4
41 – 60	5
>60	6

- C. **Side and Rear Elevations.** Side and rear facades facing a street or courtyard/open space shall be articulated per the standard in Section 1.2.2.A.2 (Articulation). All other side and rear facades shall include details which are compatible with those on the front facade, with similar types and treatments of roofs, windows, shutters, and other architectural elements.

D. **Building Entries.**

1. **Orientation.**

- Dwelling units that abut a public right-of-way shall orient the primary entryway toward the public street. Deviations from this requirement may be approved by the Director for projects where the project site is located on a arterial or higher classification of four lanes or wider, provided the facade facing the public street is designed with similar details and treatments to those of the front facade.
- Dwelling units located in the interior of a development shall orient the primary entryway toward and be visible from a private street, pedestrian pathway, or courtyard/common open space that is connected to a public right-of-way or private street.



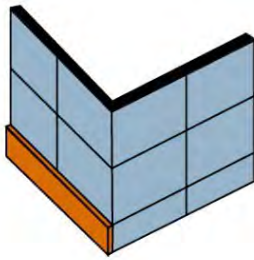
Porch entry provides weather protection

- c. **Weather Protection.** Primary entries shall have a roofed projection (such as a porch) or recess that is a minimum four feet wide and four feet deep by recessing the entry, or using a combination of these methods (not including primary roof overhang).
- E. **Corner Side Units.** Any end unit where the side facade faces the public right-of-way, private street, or publicly-accessible pathway is considered a Corner Side Unit and shall meet the following standards:
 - 1. The Corner Side Unit building facade shall have a glazing area greater than or equal to 15 percent of the facade area.
 - 2. The Corner Side Unit facade shall have at least one architectural projection that projects a minimum of 18 inches from the street facing facade (e.g., bay windows on the exterior of the house, canopies/screening devices, etc.) with a minimum width of two feet.
- F. **Building Roofs.**
 - 1. **Roof Form.** Primary roof forms shall be gable, hipped, flat, or shed.
 - 2. **Gable Overhangs.** All residential structures shall have eave and gable overhangs of not less than 12 inches measured from the vertical side of the residential structure, unless overhangs are incompatible with the architectural style of the structure per the Style Guidelines in Appendix A (Architectural Style Guide).
- G. **Window Recess/Trim.** Windows shall be recessed at least three inches from the plane of the surrounding exterior wall, or shall provide a combination of trim and recess with a minimum one inch recess.

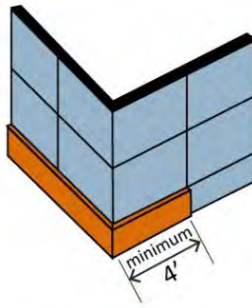
Figure 1. Window Recess/Trim



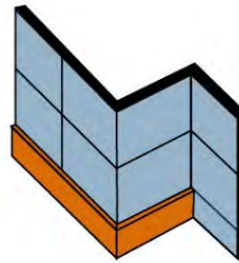
- H. **Colors and Materials.**
 - 1. **Variation in Materials.** At least two materials shall be used on any building frontage, in addition to glazing and railings. Any one material must comprise at least 20% of the building frontage, excluding windows, railings, and trim.
 - 2. **Material Changes at Corners.** A change in material shall be offset by a minimum of two inches in depth. Materials shall continue around corners for a minimum distance of four feet. If feasible, the same material should continue to the next change in the wall plane.

Figure 2. Material Changes at Corners

PROHIBITED
Change of material at corner



REQUIRED
Continue material around corner
for a minimum of 4 feet



ENCOURAGED
Continue material around corner
to a change in wall plane

3. **Durable Materials.** Buildings shall incorporate durable finish and/or accent materials, which include masonry, tile, stone, stucco, architectural grade wood, brick, glass, and finished metal that will not rust. Wrought iron shall not be allowed. Materials should be appropriate to Marina's coastal climate.
4. **Building Component Colors.** All vents, flashing, and electrical conduits shall be painted the same color as the adjacent surface.

1.3 Multi-Family Residential and Residential Mixed-Use (3+ stories)

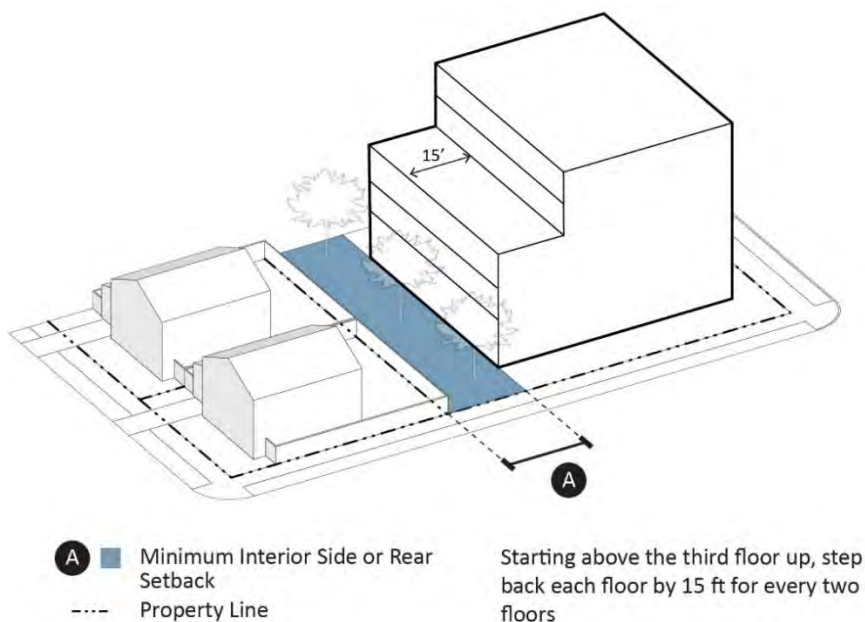
This section applies to attached multi-family building types three stories and higher, including courtyard housing, low-rise and mid-rise multi-family stacked dwellings, and both horizontal and vertical mixed-use developments (residential units stacked above ground-floor commercial).

1.3.1 Site Design

A. Neighborhood Transitions and Privacy.

1. **Transition to Lower Density Building Types.** When a building has a rear and/or interior side property line abutting a single-family residential zoned parcel, starting above the third floor, each subsequent floor shall be stepped back by 15 feet for every two floors.

Figure 3. Transitions to Lower Density Building Types.



2. **Window Placement.** When a new building is located within 10 feet of a side property line, windows on the building shall be offset a minimum of three feet from windows of the nearest residential building on the adjacent property.
3. **Upper-Story Balconies.** Upper-story balconies shall be offset a minimum of 10 feet opposite windows of adjacent single-family residences.
4. **Landscape Buffer.** A landscaped planter strip at least five feet in width shall be provided along the abutting interior property lines between the development and any adjoining single-family residential units or single-family residential zoning district boundaries (except within the required front setback of the applicable zone). Trees shall be planted within this area every 20 to 40 feet on center (with a five-foot gap between canopies), depending on the tree species and canopy at maturity, to provide screening between the development and the adjacent single-family residential uses. For example, a tree species with a 30-foot canopy at maturity shall be planted 35 feet on center.

B. Access and Connectivity.

1. **Smaller Blocks and New Connections.** For new projects (development sites) over five acres in size, new developments or projects shall create smaller blocks and new connections such that no block shall be greater than 400 feet in length without a publicly-accessible path or street through the site connecting from one public right-of-way to another public right-of-way or turn around point. Alleys do not count as connecting streets or publicly-accessible paths.
2. **External Connectivity.** All new streets in any development site shall connect to and be aligned to existing and planned streets outside the proposed development to the extent feasible. All internal pedestrian and bike pathways in any development site shall connect to existing and planned public sidewalks, bike paths, and open spaces outside the proposed development. Wherever possible, new streets shall:
 - a. Align with existing street intersections.
 - b. Be located and aligned to allow for future direct connections to other streets.
3. **Dead-End Streets.** Any dead-end street longer than 400 feet shall be connected to other streets by a pedestrian path.
4. **Driveways and Curb Cuts.** The following standard applies only to new development.
 - a. Driveways shall be a minimum of 100 feet from any street intersection. For parcels less than 100 feet wide, driveways shall be located along the lot line farthest from the intersection.
 - b. Each development project site shall be limited to one curb cut, including driveways and private/service streets, per 400 feet of public street frontage, or for parcels less than 400 feet long, one curb cut per street frontage (unless otherwise required for emergency vehicle access).
5. **Parking Access Hierarchy.** Parking and service area access shall be provided from the following, in order of preference:
 - a. From an alley;
 - b. In the absence of an existing or proposed alley, access shall be from a driveway shared with a property abutting the development site;
 - c. In the absence of an alley or shared driveway, access shall be from the street with the lower classification in the General Plan. If a site fronts on two public streets of equal classification, access shall be from the secondary street side frontage, not the primary (front) frontage;
 - d. In the absence of a side street, from a curb cut/driveway along the primary street frontage.
6. **Multi-Modal Site Access.** Pedestrian and bike connections shall connect to existing and proposed public sidewalks, streets, transit stops, open spaces, bike paths, bicycle parking areas, and automobile parking areas adjacent to the project site.
 - a. For projects with multiple buildings and/or buildings internal to the site, a pathway(s) through the interior of the site shall connect buildings to each other. A pedestrian pathway or multi-use path (pedestrian and/or bicycle) between buildings or through parking lots from the public sidewalk to the interior of the site shall be provided for every 400 feet of a project's frontage.
 - b. For buildings along the street frontage, a pedestrian pathway shall connect the primary building entry(ies) to the public sidewalk on each street frontage.
 - c. Pathways shall be provided to connect bicycle parking areas to the building entrance(s) and the sidewalk.
 - d. Internal pedestrian pathways shall be a minimum of four feet wide.

- e. Where provided, multi-use paths shall be a minimum of 12 feet wide, with an eight-foot clear path and two-foot shoulder on each side, within a public access easement.
- 7. **Pedestrian Circulation Materials.** Where pedestrian circulation crosses vehicular routes, a change in grade, materials, textures, or colors shall be provided to emphasize the conflict point and improve visibility and safety.

C. Services and Utilities.

1. **Location of Above-ground Utilities, Storage, and Service Areas.** All above-ground utility equipment (e.g., electric and gas meters, fire sprinkler valves, irrigation backflow prevention devices, etc.), service areas, and storage areas shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience and neighboring properties by following the standards below (except as required by utility providers, building and fire codes):
 - a. Utilities and equipment, service, storage, and non-passenger loading areas shall be located inside of buildings or on non-primary street frontages, alleys, parking areas, and/or at the rear or side of buildings and shall be fully screened from view per Section 1.3.1.C.2 (Screening of Above-Ground Utilities, Storage and Service Areas) below.
 - b. Utilities and equipment, service, storage, and non-passenger loading areas shall not be located within the front or street side setback area of the lot or development site. Additionally, utilities and equipment, service, storage, and non-passenger loading areas for multi-family and mixed-use developments shall not be located along mid-block pedestrian connections and/or within 25 feet of a street corner.
2. **Screening of Above-Ground Utilities, Storage and Service Areas.** All service and storage areas, utilities, and equipment not housed inside buildings shall meet the following screening standards:
 - a. Screening shall be equal to or higher than the height of the equipment to be screened, unless specified otherwise.
 - b. Screening shall be made of a primary exterior finish material used on other portions of the building(s), architectural grade wood or masonry, metal, or landscape screening that forms an opaque barrier when planted.
 - c. All vents, flashing, electrical conduits, etc., shall be painted to match the color of the adjacent surface.
3. **Rooftop Equipment.** Rooftop elements on multi-family and mixed-use buildings, including roof access, mechanical equipment, and other features needed for the function of the building, shall be located to minimize visual impact by meeting the following requirements. Mechanical equipment less than two feet in height, solar panels, wind generators, or green roof features shall be exempt from these requirements.
 - a. Mechanical equipment shall be set back a minimum of 10 feet from the roof edge or screened through the use of parapet walls, towers, or other architectural features such that it is not visible from any point at or below the roof level of the subject building (see Section 1.3.1.C.2 (Screening of Above-Ground Utilities, Storage and Service Areas)).
 - b. If equipment will be visible from adjacent taller buildings or from higher grades, it shall be painted to match the rooftop in color and should be grouped together where practical.
4. **Communal Refuse and Recycling Collection Areas.**
 - a. For development projects with communal refuse and recycling areas/containers, a communal refuse room or enclosure structure shall be provided that is adequate in capacity, number, and distribution to accommodate all waste generation of the site. The number of containers and collection areas shall be reviewed and approved by the local disposal service.

b. **Location and Screening of Communal Refuse and Recycling Enclosures.**

Refuse and recycling collection areas shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience and neighboring properties by complying with the following the standards:

- i. Refuse collection areas shall be prohibited along front or street side frontages, or in any required parking spaces, required landscape areas, and open space areas.
- ii. Refuse collection areas shall be located inside of buildings or inside of covered enclosures located along alleys, in parking areas, or at the rear and side of buildings.
- iii. Refuse and recycling collection areas, to the extent possible, shall be located as far as possible from the residential portion of mixed-use buildings and open space areas.
- iv. Enclosures shall be adequate in height to fully screen containers and materials.
- v. Enclosures shall be opaque and made of a primary exterior finish material(s) used on other portions of buildings, masonry, decorative block, or architectural grade wood, and may be accented with metal. Barbed wire and chain-link fencing are prohibited.
- vi. Enclosure doors shall not swing into any public right-of-way, driveway approaches, or drive aisles. In these cases, sliding doors may be used.
- vii. Separate pedestrian access shall be provided to encourage main gates to remain closed.

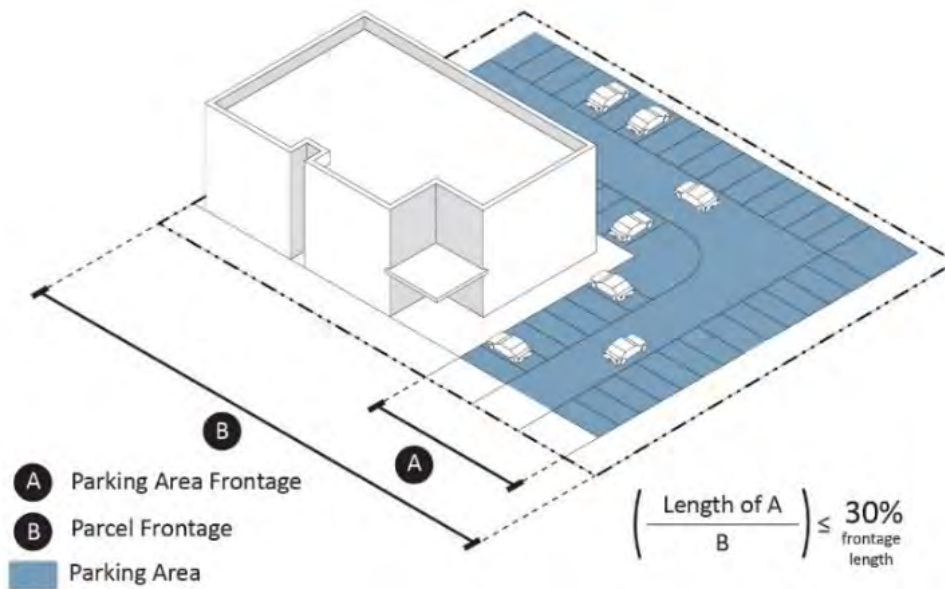


Refuse enclosure matches style and materials used on primary building(s)

D. Parking.

See MMC Chapter 17.44 (Parking Requirements) for minimum parking requirements. Additional parking development standards, including minimum stall dimensions, can be found in the City of Marina Design Guidelines and Standards.

1. **Parking Location and Frontage.** This standard applies to new development. To strengthen the presence of buildings on the street, vehicle access, loading, service, and off-street parking shall comply with the following standards:
 - a. Off-Street parking and vehicular circulation areas are prohibited in the front and street side setback, except for driveway access.
 - b. Off-street parking for multi-family and residential mixed-use development shall be located underground or in surface lots or parking structures to the rear or side of buildings.
 - c. No more than 30 percent of the primary street frontage shall be occupied by surface parking. If a site has more than one frontage, the parking shall not be located along the primary frontage. This limitation does not apply to frontages along alleys.

Figure 4. Maximum Parking Frontage

2. **Pedestrian Routes through Surface Parking Areas.** Multi-family residential developments of five or more units shall provide pedestrian access that is separate and distinct from driveways. Parking areas for mixed-use developments with 25 or more parking spaces shall have distinct and dedicated pedestrian access to building entries and public sidewalks, according to the following standards:
 - a. **Connection to Public Sidewalk.** An on-site pathway shall connect surface parking areas to building entries and to the public sidewalk.
 - b. **Separation from On-site Buildings.** Parking areas designed to accommodate five or more vehicles shall be separated from the exterior walls of on-site buildings by pathways, or landscaping a minimum of four feet in width.
 - c. **Frequency of Routes through Parking Areas.** Pathways running parallel to the parking rows shall be provided for every four rows.
 - d. **Materials and Width.** Pathways shall be physically separated from travel lanes, shall be hard-surfaced, and shall be a minimum of four feet in width.
 - e. **Signage.** Parking entrances and exits shall be clearly marked with signage. These signs shall be treated as directional signs (see Chapter 17.46 (Signs) of the MMC).
 - f. **Separation and Distinction.** Where pedestrian circulation crosses vehicular routes, a change in materials, textures, colors, and/or grade shall be used to emphasize the conflict point and improve visibility and safety.

3. **Parking Structure Design and Screening.** New structured parking shall be designed to meet the following standards:

- a. **Ground Level.** Except for garage entrances, any ground floor parking level facing a public right-of-way or publicly-accessible open space or path (including partially subgrade parking visible above grade) shall:
 - i. Be lined/wrapped with residential or commercial uses (where allowed by zoning) with a minimum depth of 20 feet or the required active frontage depth for that location (whichever is greater); or,
 - ii. Be designed and treated with the same level of detail, material quality, and facade articulation as other facade areas and/or screened with landscape screening (e.g., shrubs, landscaped trellises) and/or crafted ornamental metal screens. No more than 30 percent of the primary street frontage shall be occupied by the parking structure and any entrances.



Facade articulation hides parking structure



Ornamental screening

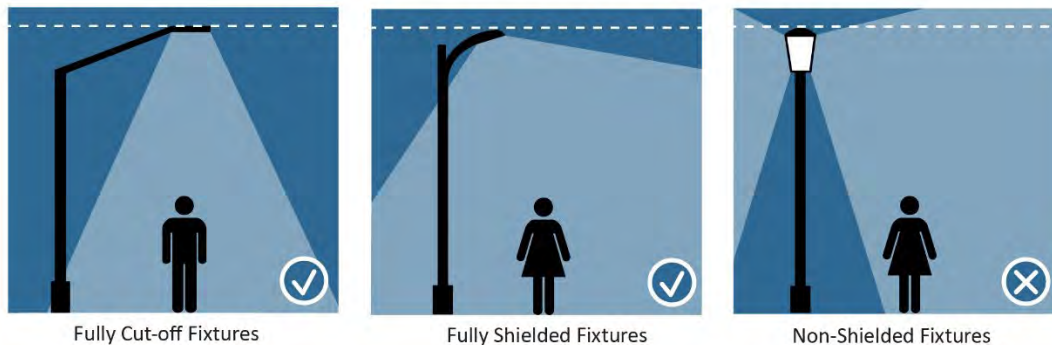
- b. **Upper Levels.** Parking levels above the ground level may extend to the building facade but shall be designed and treated with the same level of detail, material quality, and facade articulation as other facade areas (e.g., facade articulation and modulation, use of real windows with glazing or false windows defined by frames, lintels, or sills). No more than two upper levels of parking shall extend to the building facade.
4. **Surface Parking Screening.** All surface parking areas designed to accommodate five or more vehicles shall be screened from view from public streets, publicly-accessible open spaces, and adjacent lots in a more restrictive zone, according to the following standards:
- a. **Height.** The maximum height of a fence or wall along street frontages and walkways/sidewalks shall be no taller than three feet when used to screen the parking lot. Alley frontages are exempt from this standard. Screening of parking lots along interior lot lines that abut residential zones shall be six feet in height, except within the required front setback of the applicable zone, where screening shall be three feet in height.
 - b. **Fences and Walls.** Screening shall consist of one the following:
 - i. **Walls.** Walls consisting of brick, stone, concrete, stucco, or other quality durable material approved by the Director (see MMC Section 17.42.060 (Height) for height standards). Plain concrete blocks are not allowed as a screening wall material unless capped and finished with stucco or other material approved by the Director.
 - ii. **Fences.** An open fence of manufactured wood, wrought iron, steel, or similar material combined with plant materials to form an opaque screen. Barbed wire and chain-link fencing are prohibited.
 - c. **Planting.** In addition to a fence or wall, screening shall be landscaped with plant materials consisting of closely spaced plants that form an opaque screen. Such plant materials must achieve a minimum height of two feet within 18 months after initial installation and must be permanently irrigated and maintained.

E. Lighting.

Refer to Appendix B and the City of Marina Design Guidelines and Standards for lighting plan requirements.

1. **Fixture Height.** Fixture mounting height shall be appropriate for the project and the setting, as follows:
 - a. **Abutting Single-Family Residential Homes or Zones.** The maximum height of freestanding outdoor light fixtures abutting single-family residential zones is 12 feet within 15 feet of the shared property line.
 - b. **Pedestrian Areas.** The maximum height of pedestrian-scale light fixtures for pathways, private outdoor space, publicly-accessible outdoor space, and other areas of high pedestrian activity is 12 feet.
 - c. **Parking Lots.** The maximum height for freestanding outdoor light fixtures in parking lots shall be 16 feet.
 - d. **All Other Locations.** In all other locations, the maximum height for freestanding outdoor light fixtures shall be 16 feet.
2. **Lighting Intensity:** Outdoor lighting shall not exceed 1,000 lumens in intensity.
3. **Light Trespass.** All lights shall be directed, oriented, and shielded to prevent light trespass or glare onto adjacent properties. All luminaires shall meet the most recently adopted criteria of the Illuminating Engineering Society of North America (IESNA) for "Cut Off" or "Full Cut Off" luminaires.

Figure 5. Light Trespass



4. **Attachment.** Lighting fixtures on buildings shall be attached only to walls or eaves, and the top of the fixture shall not exceed the height of the parapet, roof, or eave of the roof.
5. **Color/Temperature.** General site and parking lot lighting shall have a nominal correlated color temperature (CCT) of no greater than 3000 Kelvin. Cooler/whiter lighting above 3000 Kelvin in CCT shall be limited to areas where a more accurate color rendition is important, including building entrances and exits (for security reasons), and lighting of signs.

F. Trees and Landscaping.

All landscaping shall comply with MMC Section 8.04.310 (Model water efficient landscaping ordinance requirements) and the Landscape and Irrigation Plan requirements in Appendix B, and per the City of Marina Design Guidelines and Standards. In addition, the following standards shall apply.

1. **New Street and Pathway Landscaping.** All new streets and pathways within the project shall provide a combination of trees and other plants in a minimum of four-foot wide planting strip. Trees shall be planted at a minimum of one tree for every 30 to 45 feet of linear street/path (depending on the species and mature canopy width or growth habit). Shrubs and groundcover shall cover at least 30 percent of the planting strip.
2. **Front Setback Landscaping.** See front setback landscape requirements by use, as specified in Sections 1.3.2.K through 1.3.2.M.
3. **Tree Preservation.** Existing mature trees of 6 inches or greater in diameter at breast height (DBH) should be preserved to the extent feasible. Existing trees having a DBH of less than six inches should be relocated if possible.
4. **Location of Trees.** Trees planted within five feet of a street, sidewalk, paved trail, parking area, or walkway shall be a deep-rooted species or shall be separated from hardscape areas by a root barrier to prevent physical damage to public improvements. Trees planted within the street rights-of-way, utility easements, or within 10 feet of any public improvement shall be submitted to and approved by the Marina Public Works Department. Such approvals may be dependent upon the selection of alternate tree species, the relocation of trees further back from public improvements or the installation of root guards. Also, the location of trees shall not conflict with the location of any private sewer laterals or any private water connections.
5. **Plant Size and Spacing.**
 - a. **Shrub Size.** All proposed shrubs shall be a minimum five-gallons in size, with a 15-gallon minimum size when required for screening. The minimum planter width for shrubs is two feet.
 - b. **Tree Size.** The minimum planting size for trees shall be 15-gallon, with 50 percent of all trees on a project site planted at a minimum 24-inch box size. Trees required for screening shall be a minimum 24-inch box size. The minimum planter width for trees shall be four feet.
 - c. **Spacing.** The spacing of trees, shrubs, and ground cover plants shall accommodate mature planting size. Where required for screening, spacing shall form an opaque barrier when planted.
6. **Tree Species.** Trees shall be selected from the City of Marina's Recommended List of Preferred Trees, as may be amended from time to time (see the City of Marina Design Guidelines and Standards document for the List of Preferred Trees). Native and drought-tolerant tree species are strongly encouraged.
7. **Drought-Tolerant Landscaping.**
 - a. A minimum of 65 percent of the total of all landscaped areas shall be landscaped with drought-tolerant plant material requiring minimal irrigation once established, and shall be irrigated separately from any areas which have higher water demands.
 - b. A maximum of 35 percent of the total of all landscaped areas may be planted or installed with plant material which may require more extensive irrigation once established, including up to a maximum of 25 percent of said total which may be turf. The above 35 percent and 25 percent limitations may be exceeded to allow for increased turf areas associated with high-activity areas or uses such as golf courses, recreation areas, parks, and pet parks. Turf is not allowed in median strips.
8. **Turf.**
 - a. The use of natural turf is discouraged except for recreation areas and high activity/foot-traffic areas.
 - b. Turf shall not be installed on slopes exceeding 4:1 ratio.

9. **Artificial turf.** Artificial turf shall be limited to accent areas, high activity/foot traffic areas, and recreational areas. Where artificial turf is installed, it shall be designed as follows:
 - a. Artificial turf shall be kept a minimum of five feet away from tree root crowns (measured in all directions).
 - b. Artificial turf used for pet areas shall be specifically formulated for that purpose.
 - c. A proper drainage system shall be installed underneath to prevent excess runoff or pooling of water.
10. **Soil and Mulch.**
 - a. Native soil in all planting areas shall be amended to a minimum depth of 6 inches with a minimum of 40 percent organic material. Native soil under portions of planting areas, which are covered exclusively by rocks, gravel, or other non-living landscaping material, need not be so amended.
 - b. A minimum of two inches of organic mulch (wood chips, shredded bark, etc.) shall be installed in all non-turf areas unless a ground cover planting is specified.
11. **Irrigation.** Turf areas or other higher water use plantings shall be grouped and irrigated separately from more drought-tolerant planting areas.
12. **Tree Removal.** See MMC Chapter 17.62 (Tree Removal, Preservation and Protection) for tree removal regulations.
13. **Maintenance.** Tree pruning shall be a part of regular maintenance and shall be performed by a licensed California landscape contractor in accordance with International Society of Arboriculture (ISA) standards. Severe trimming, pruning, or other maintenance that results in significant alteration of the natural shape of a tree or modification of the central leader (including "lollipoping," "heading," or similar techniques) is prohibited, except in conjunction with public utility maintenance.

G. Open Space.

See Title 17 (Zoning) of the MMC for open space requirements by zone.

1. **Common Open Space.** Common open spaces are shared and accessible only to building residents and their visitors. They can be located at the ground level, on parking podiums, or on rooftops, provided they are adequately landscaped. Common open spaces may include courtyards, gardens, play areas, outdoor dining areas, recreational amenities, rooftop amenities, and community rooms, among others. Required setback areas with a dimension less than 20 feet shall not be counted toward common open space requirements. Up to 30 percent of required common open space may be provided as publicly-accessible open space (see Section 1.3.1.G.4 (Publicly-Accessible Private Open Space (PAPOS))). Common open spaces shall meet the following standards:



Common open space with landscaping and shading

- a. **Dimensions.** Minimum dimension of 20 feet in any direction. Courtyards enclosed on three sides shall have a minimum dimension of 30 feet in all directions. Courtyards enclosed on four

sides shall have a minimum dimension of 40 feet and have a minimum courtyard width to building height ratio of 1.25:1.

- b. **Shading.** A maximum of 50 percent of the common open space square footage may be covered by a shading device or roof structure.
- c. **Seating.** The open space shall include seating (e.g., benches, planter seats, etc.)
- d. **Landscaping.** A minimum of 20 percent of the open space area shall be planted with trees, ground cover, and/or shrubs, or provided via planters. A minimum of one tree shall be planted per 600 square feet of the common outdoor space area (aggregated across all common outdoor space areas).
- e. **Slopes.** Slopes shall not exceed 5 percent.

Example Open Space Calculations:

The following provides the open space calculations for an example multi-family project of 100 units in the R-4 zone. See Title 17 (Zoning) of the MMC for open space requirements by zone.

Total Open Space Required:

75 2-bedroom units * 400 sf/unit = 30,000 sf

25 1-bedroom units * 350 sf/unit = 8,750

Total = 38,750 sf of total open space

Minimum Private Open Space Required:

25 ground-floor units * 80 sf/unit = 2,000 sf

75 upper-floor units * 40 sf/unit = 3,000 sf

Total = 5,000 sf of private open space

Common Open Space:

38,750 sf – 5,000 sf = 33,750 sf *Total common open space*

Up to 30% or 10,125 sf (33,750 sf * 0.3) may be provided as publicly-accessible private open space.

2. **Common Open Space Amenities.** All multi-family and residential mixed-use developments with five or more dwelling units shall provide recreational amenities within the site which may include but are not limited to a swimming pool; spa; clubhouse; tot lot with play equipment; picnic shelter/barbecue area; sports facilities; exercise equipment; or day care facilities. The number of amenities shall be provided pursuant to Table 3 (Required Open Space Amenities).

Table 3. Required Open Space Amenities

Number of Units	Number of Open Space Amenities
0-4	0
5-20	1
21-50	2
51-100	3
101-200	4
201-300 *	5

**Add 1 amenity for each 100 additional units or fraction thereof.*

3. **Private Open Space.** Private open space areas are intended for private use for each dwelling unit and may include balconies (covered or uncovered), private yards, terraces, decks, and porches, among others. Private open spaces shall meet the following standards:
 - a. Shall be directly accessible from a residential unit;
 - b. Minimum Dimensions:
 - i. Private yards: Minimum 15 feet in any direction.
 - ii. Ground-floor private outdoor space (e.g., terrace): Minimum 10 feet in at least one direction.
 - iii. Upper-floor private outdoor space (e.g., balconies): Minimum five feet in any direction.
 - c. Minimum clear height dimension of eight feet, measured from the ground-level floor or decking.
 - d. Balcony railings shall be solid/opaque where facing front or street side property lines. Balcony railings facing interior open space areas may be transparent/semi-transparent.

4. **Publicly-Accessible Private Open Space (PAPOS).** This section applies to publicly-accessible private open spaces (PAPOS), when provided. If provided, it may count towards up to 30 percent of the required common open space for a project. Publicly-accessible open space may include: plazas, courtyards, seating areas, parklets, play areas, recreational facilities or equipment, dog parks, and usable green space, among others.

- a. **PAPOS Design and Dimensions.** PAPOS shall be designed to create usable open space for public use. PAPOS shall meet the following standards:
 - i. Minimum dimension of 20 feet in one direction with a minimum of 15 feet in any other direction. Minimum total area of 400 square feet.
 - ii. A maximum of 40 percent of the open space may be covered.
 - iii. A minimum of 20 percent of the open space area shall be planted with ground cover and/or shrubs. A minimum of one tree shall be planted per 400 square feet of the open space area.
 - iv. The space shall be publicly accessible for a minimum of 12 consecutive hours per day.
 - v. The space shall be directly accessible from a public right-of-way or from a publicly-accessible lobby; or if the PAPOS is not directly accessible and visible from a public right-of-way, clear signage shall be visible from the public right-of-way directing users to the PAPOS as well as identifying the PAPOS, open space type, hours of access, and amenities.
- b. **PAPOS Amenities.** PAPOS shall include seating options (e.g., seat walls, planter ledges, benches, picnic tables, and seating steps) and shade structures ((e.g., awnings, trellises, umbrellas), and at least one of the following amenities and features: water features, public art, drinking fountains, public restrooms.



Publicly-accessible plaza

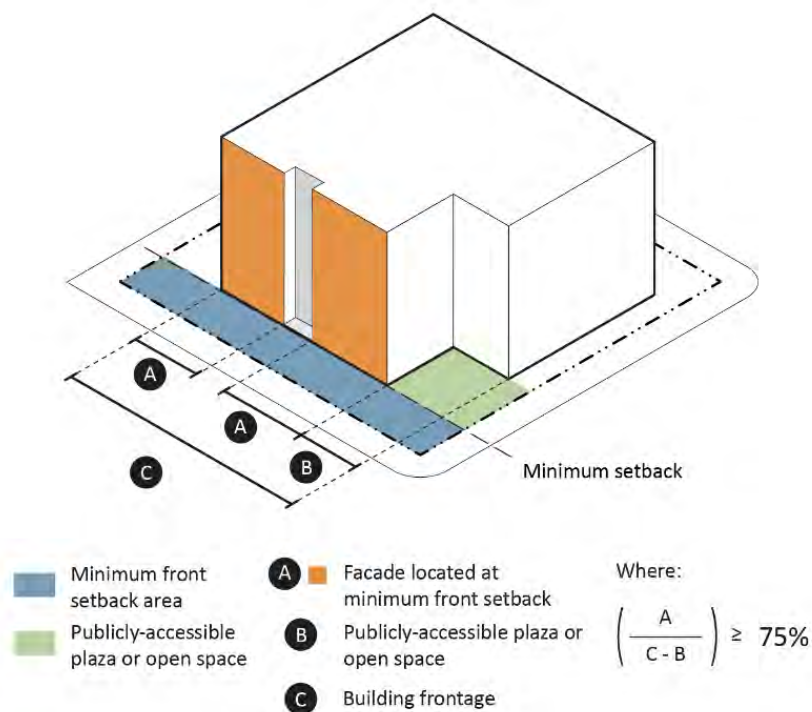


Publicly-accessible green space

1.3.2 Building Design.

- A. **Building Frontage Location.** At minimum, 75 percent of the building facade shall be located at the minimum setback line. Up to 25 percent of the building facade may be located behind the minimum setback to allow for massing breaks, forecourts, plazas, etc. Publicly-accessible plazas/open spaces may be subtracted from the overall facade length to calculate the minimum percentage of building facade to be located at the minimum setback line. Sites with slopes greater than 20 percent shall be exempt from this standard.

Figure 6. Building Frontage Location.



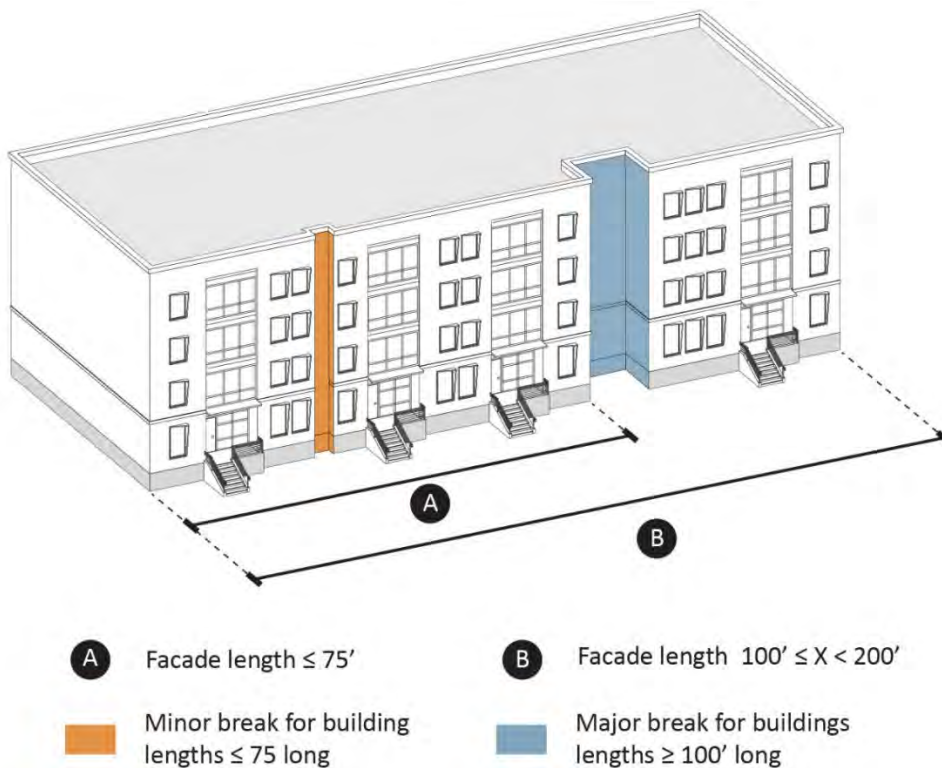
- B. **Maximum Building Length.** Buildings shall not exceed 300 feet in length or width.
- C. **Modulation.**
1. **Major Massing Breaks.** Buildings three stories and taller in height shall have major massing breaks as follows:
 - a. Buildings with primary building facades greater than or equal to 100 feet in length shall provide at minimum one major massing break. Major massing breaks shall be a minimum depth of eight feet and a minimum width of 10 feet and shall extend the full height of the building including a break in the roofline.
 - b. Buildings with primary building facades greater than 200 feet in length shall provide at least two major massing breaks, with one major break with a minimum depth of 10 feet and minimum width of 20 feet (the other break may be at the smaller size - minimum depth of five feet and a minimum width of 10 feet).

2. **Minor Massing Breaks.** All continuous building facades greater than or equal to 75 feet in length shall have at least one minor massing break (vertical shift modulation). Minor breaks shall be a minimum of two feet deep and five feet wide and extend at minimum the full height of the building above the ground floor, including a break in the roofline.



Minor massing breaks at regular intervals

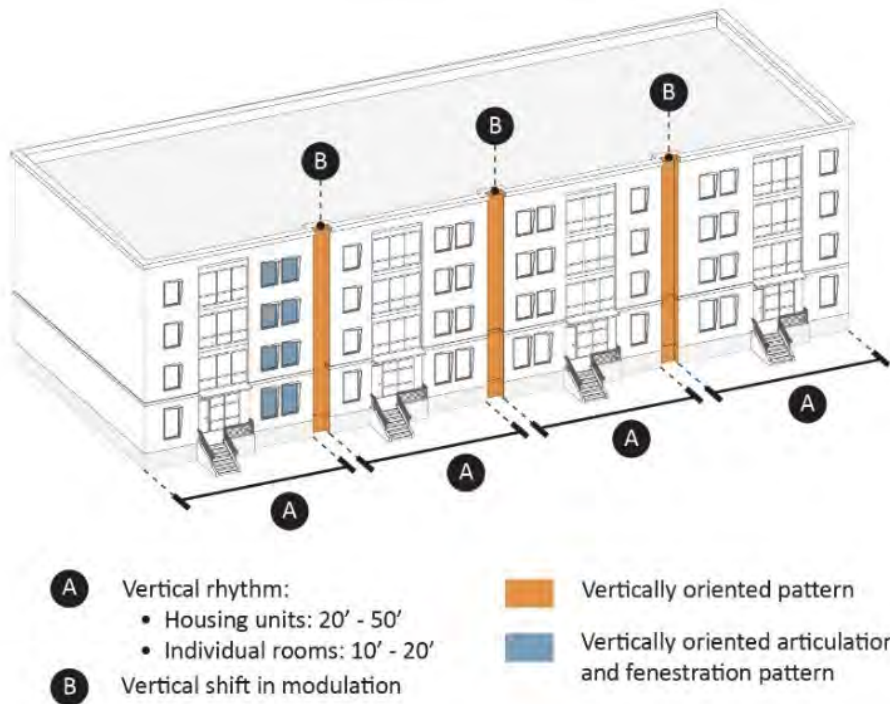
Figure 7. Modulation.



- D. **Facade Rhythm and Pattern.** Multi-family residential and residential mixed-use buildings shall express a rhythm and pattern of lines, shapes, forms and/or colors that reflects the size and scale of a housing unit and/or individual rooms and spaces. This may be achieved with building modulation to create vertically oriented facades, facade articulation, and repeating vertically oriented patterns of fenestration. This rhythm of vertical patterns shall be between 20 to 50 feet in width of linear frontage.



Facade rhythm and pattern expressed through modulation and articulation

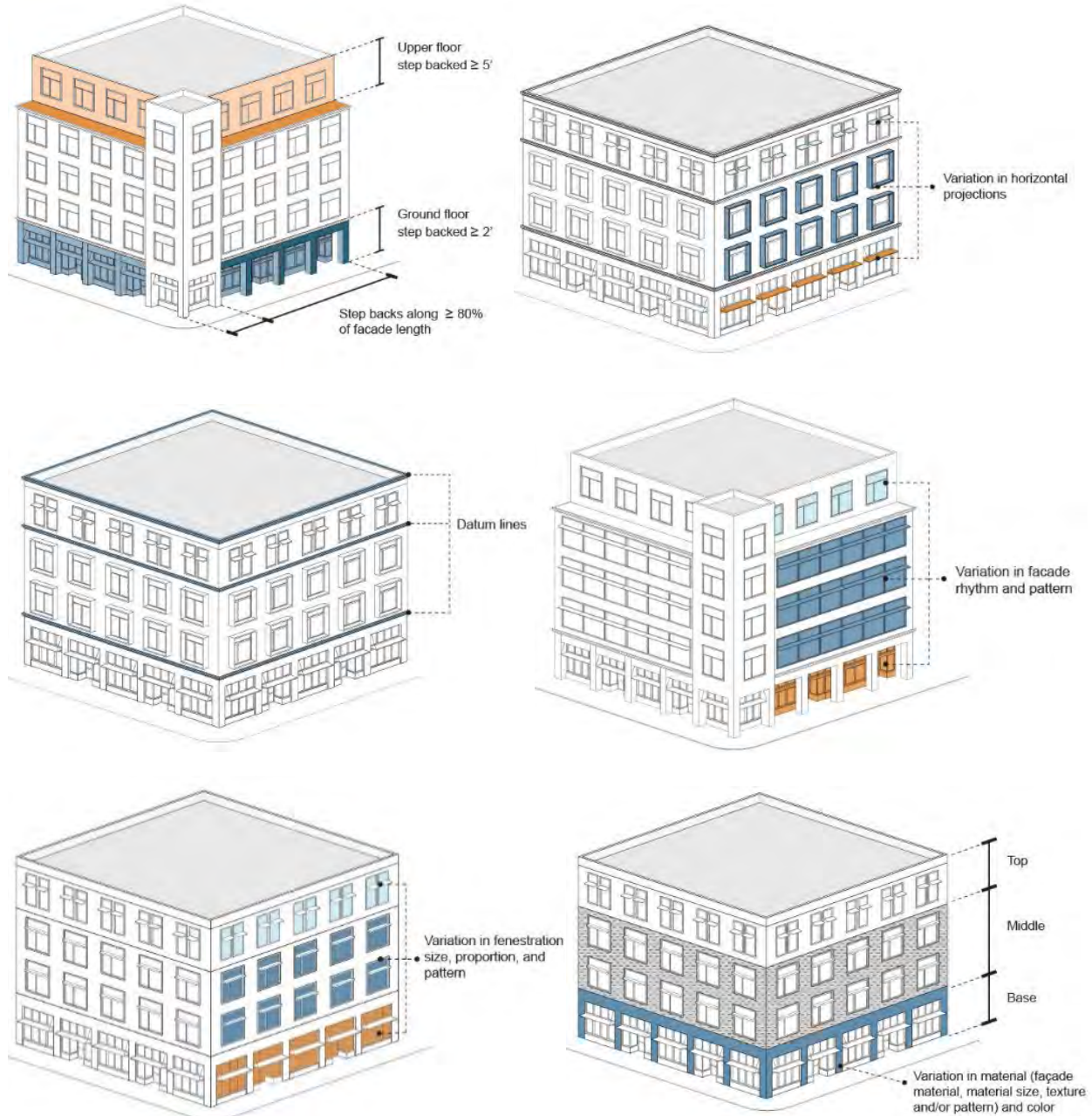
Figure 8. Facade Rhythm and Pattern.

E. **Building Components (Base/Middle/Top).** This standard applies to buildings that are designed using a traditional architectural style. Buildings four stories and higher should be designed to differentiate a defined base, a middle or body, and a top, cornice, or parapet cap. Buildings three stories or less should include at minimum a defined base and top. Each of these elements should be distinguished from one another for a minimum of 75 percent of the facade length through use of at least two of the following:

- Horizontal facade modulation which could include upper floor or ground floor step backs.
 - Ground floor step backs shall include a horizontal shift of the ground floor facade with a minimum depth of two feet to create an overhang or arcade.
 - Upper floor step backs shall include at minimum a five-foot step back from the primary facade for a minimum of 75 percent of the length of the facade.
- Horizontal facade articulation and/or variation in facade articulation strategy (see Section 1.3.2.F (Facade Articulation)).
- Variation in facade rhythm and pattern (see Section 1.3.2.D (Facade Rhythm and Pattern)).
- Variation in fenestration strategy (size, proportions, pattern, and depth or projection) (see Section 1.3.2.H (Fenestration)).
- Variation in material (facade material, material size, texture and/or pattern) and color.

*Defined base, middle, and top*

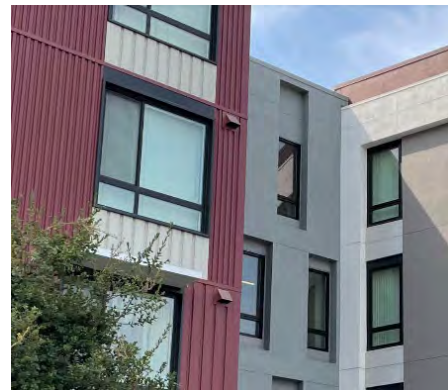
Figure 9. Building Components (Base/Middle/Top).



F. **Facade Articulation.** All facades shall include a minimum of two of the following facade articulation strategies to create visual interest:

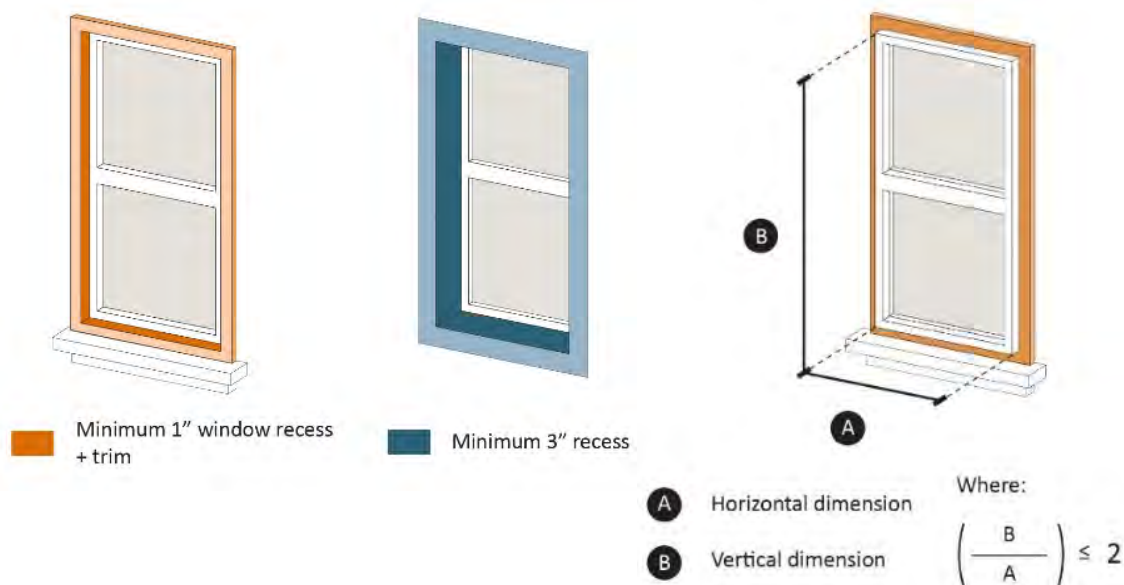
1. **Recesses.** Vertical and horizontal recesses such as a pattern of recessed grouping of windows, recessed panels, or similar strategies. The recess shall be a minimum four inches in depth.
2. **Projections.** Vertical and horizontal projections such as shading and weather protection devices (for windows), decorative architectural details, or similar strategies. Shading and weather protection projections shall be a minimum of two feet in depth. Architectural projections shall be a minimum of four inches in depth.

3. **Datum Lines.** Datum lines that continue the full length of the building, such as cornices, with a minimum four inches in height, and a minimum two inches in depth with a change in material.
 4. **Balconies.** Balconies or Juliet balconies (every 20 to 50 feet). Balconies shall be a minimum of five feet in depth; Juliet balconies shall be a minimum of eight inches in depth.
 5. **Screening Devices.** Screening devices such as lattices, louvers, shading devices, perforated metal screens, or similar strategies.
- G. **Blank Walls.** Along streets, sidewalks, pedestrian pathways, and open space areas, blank walls (facades without doors, windows, landscaping treatments, or public art) shall be less than 30 feet in length.
- H. **Fenestration.** Fenestration shall meet the following standards:
1. Fenestration shall reinforce vertical proportions and patterns with windows that shall not exceed a 2:1 horizontal-to-vertical ratio.
 2. Windows shall be recessed at least three inches from the plane of the surrounding exterior wall, or shall provide a combination of trim and recess with minimum one inch recess. Curtain walls are exempt.
 3. Curtain walls, if used, shall have a vertical orientation of mullions, joints, or solid panels that create a vertical pattern that does not exceed a 2:1 horizontal-to-vertical ratio.



Recessed windows

Figure 10. Fenestration.



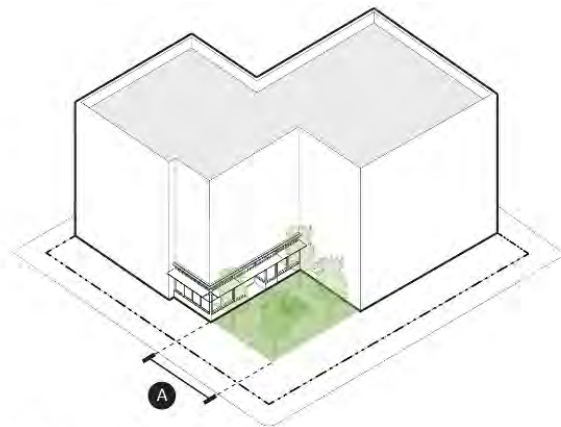
- I. **Treatment of Corner Buildings.** Buildings located at street corners that are three stories and higher shall include the following special features:
1. The building facade shall be located at the minimum front and street side yard setback or build-to line on both facades for a minimum aggregated length of 50 feet meeting at the corner, OR the building shall be set back at the corner to provide a publicly-accessible open space/plaza or outdoor seating area for public dining with a minimum dimension of 20 feet and minimum area of 400 square feet.
 2. The entrance to ground floor retail or the primary building entrance shall be located within 25 feet of the corner of the building.
 3. The corner of the building shall include one or more of the following features:
 - a. A different material application and/or fenestration pattern from the rest of the facade.
 - b. A change in total height of at least four feet greater or less than the height of the abutting primary facade.
 - c. A special architectural feature such as a rounded or cut corner, tower/cupola, or similar.



Corner features a rounded tower/cupola

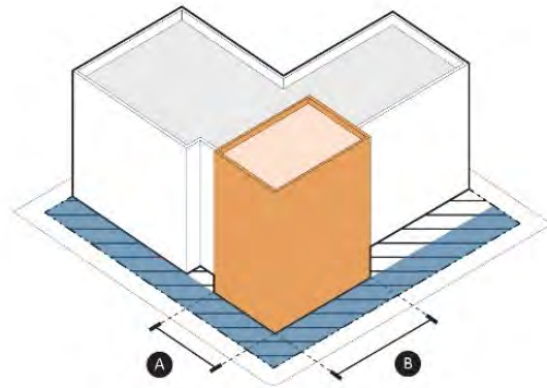


Corner height change

Figure 11. Treatment of Corner Buildings

A Minimum 20' dimension

Publicly accessible open space or common open space ≥ 400 sf

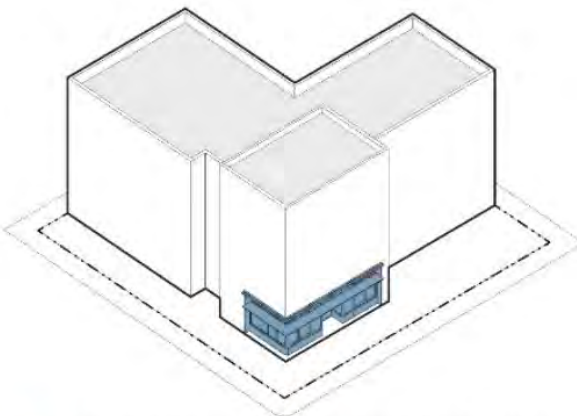


Front setback area

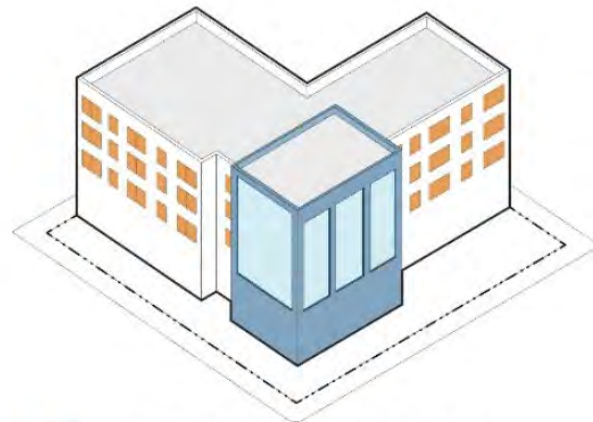
Minimum front setback area

Where:

A + **B** $\geq 50'$

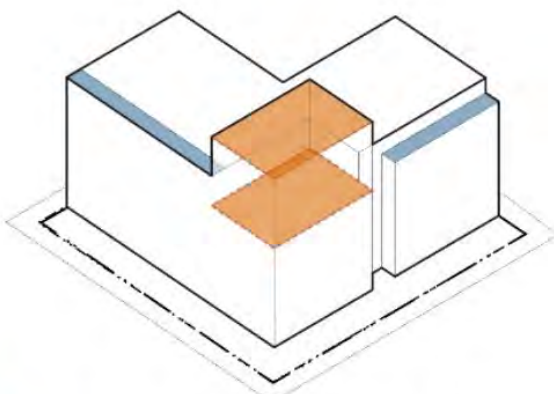


Corner entry to ground floor retail or primary building entrance



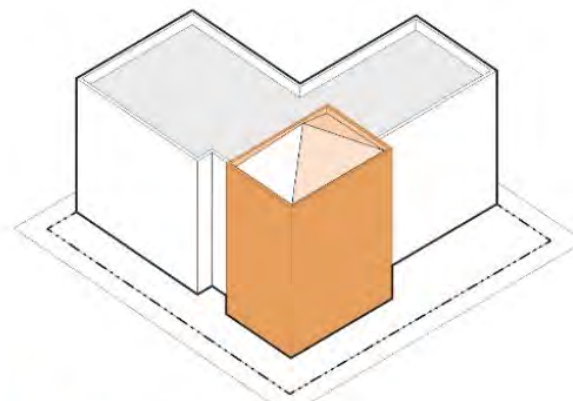
Corner element material or fenestration pattern

Remaining facade building material or fenestration pattern



Corner element height $\leq 4'$ or $\geq 4'$ than abutting height

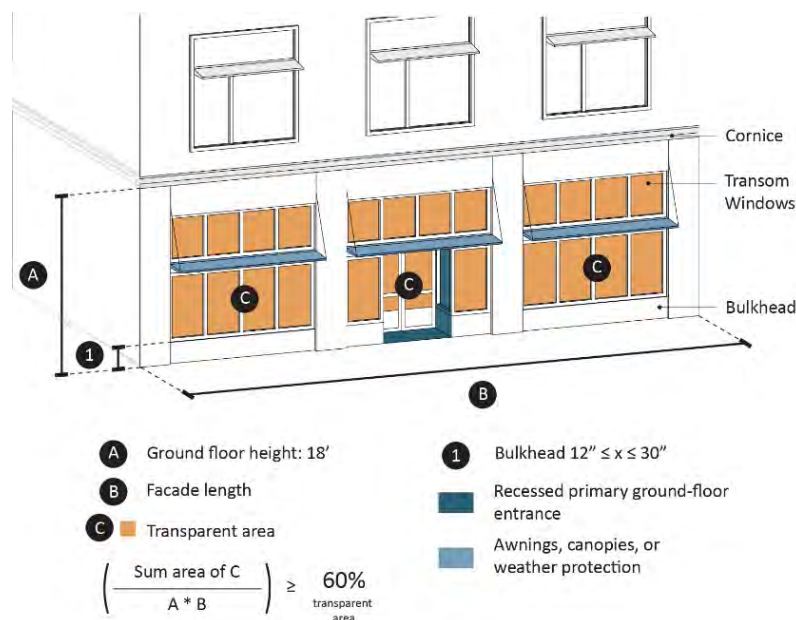
Building height of abutting facade



Corner architectural feature

- J. **Roof Edge Treatment.** Buildings shall be designed with at least one of the following roofline edge treatments:
1. A decorative cornice treatment (other than just colored "stripes" or "bands"). Cornices shall project a minimum of four inches from the facade.
 2. A sloped roof with overhangs and brackets.
 3. A parapet, which shall include a cap and corner detail to create a shadow line to enhance the building.
- K. **Ground Floor Design – Retail/Commercial**
1. **Ground Floor Height.** The minimum ground floor height for retail/commercial is 18 feet floor-to-floor.
 2. **Orientation of Primary Entries.** Each commercial/retail tenant shall have its own primary ground-floor entrance. Primary entries shall face or be directly visible from the public right-of-way or a publicly-accessible path/open space. This may be through a lobby or forecourt (or combination).
 3. **Weather Protection.** Primary ground floor entrances shall include weather protection that is a minimum six feet wide and four feet deep by recessing the entry, providing an awning/canopy, or using a combination of these methods.
 4. **Transparency.** Storefronts in new mixed-use developments shall contain clear openings and windows for a minimum of 60 percent of the linear length of the first floor facades facing sidewalks, pedestrian walks, or publicly-accessible open space areas. Dark tinted, reflective, mirrored, or opaque glazing is not permitted for any required wall opening along ground floor retail facades.
 5. **Bulkheads and Solid Base Walls.** If provided, bulkheads and solid base walls shall not be less than 12 inches or higher than 30 inches from finished grade.
 6. **Transom Windows.** Commercial clerestory and transom windows are recommended to provide a continuous horizontal band or row of windows across the upper portion of the shopfront.

Figure 12. Retail/Commercial Ground Floor Design



7. **Awning and Canopies.**

- a. Awnings and canopies shall provide a minimum of eight feet of vertical clearance over the sidewalk.
- b. When transom windows are provided above display windows, awnings, canopies, or similar weather protection elements shall be installed between the transom and display windows. These elements should allow for light to enter the storefront through the transom windows and allow the weather protection feature to shade the display window.
- c. Awnings may be fixed or retractable.
- d. Awnings, canopies, and other weather protection elements shall not extend across more than 80 percent of the facade. Instead, individual segments shall be divided into sections to reflect the major vertical divisions of the facade, and shall be installed over each shopfront entry or set of shopfront windows. Awnings shall not extend across wall sections, across multiple sets of windows, or over columns or structural piers/pilasters.
- e. Awnings and canopies shall be made of fabric, glass, wood (synthetic or weather treated), metal, or a combination of such materials. Vinyl and plastic awnings are prohibited.

8. **Front Setback Landscaping.** A minimum of 10 percent of the front yard area shall be landscaped. Pots and above-ground planters may be used to satisfy this standard.

L. **Ground Floor Design - Other Non-Residential.**

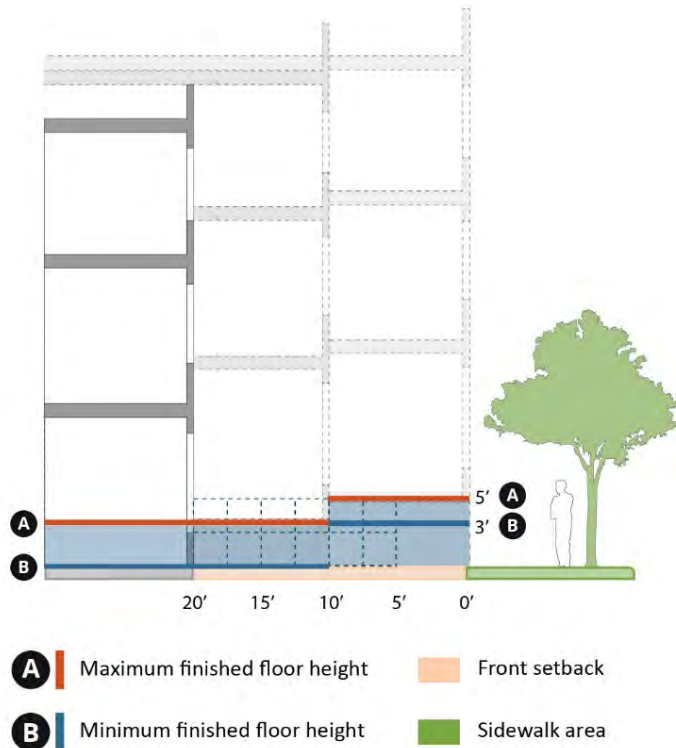
1. **Ground Floor Height.** The minimum ground floor height for other non-residential uses (e.g., office) is 15 feet floor-to-floor.
2. **Orientation of Primary Entries.** Primary entries shall face or be directly visible from the public right-of-way or a publicly-accessible path/open space. This may be through a lobby or forecourt (or combination).
3. **Weather Protection.** Primary entries shall include weather protection that is a minimum eight feet wide and six feet deep by recessing the entry, providing an awning/canopy, or using a combination of these methods.
4. **Transparency.** A minimum of 30 percent of the linear length of ground floor facades facing public rights-of-way, pedestrian pathways, or publicly-accessible open space areas shall include clear openings and windows. Dark tinted, reflective, mirrored, or opaque glazing is not permitted for any required wall opening along ground floor non-residential facades.
5. **Awnings and Canopies.** See standards in Section 1.3.2.K.7 (Awnings and Canopies).
6. **Front Setback Landscaping.** A minimum of 20 percent of the front yard area shall be landscaped.

M. **Ground Floor Design – Residential.**

1. **Minimum Finished Floor Height for Residential Units with Individual Entries.** To provide greater privacy for ground-floor residents, the finished floor height of ground floor residential units that face a public right-of-way or publicly-accessible path/open space shall be within the minimum and maximum heights according to setback distance from property line or back of walk as follows:
 - a. Setback $\leq$ 10 feet: Minimum finished floor height of three feet above grade; maximum finished floor height of five feet above grade.
 - b. Setback $>$ 10 feet: Minimum finished floor height of zero feet above grade; maximum finished floor height of three feet above grade.

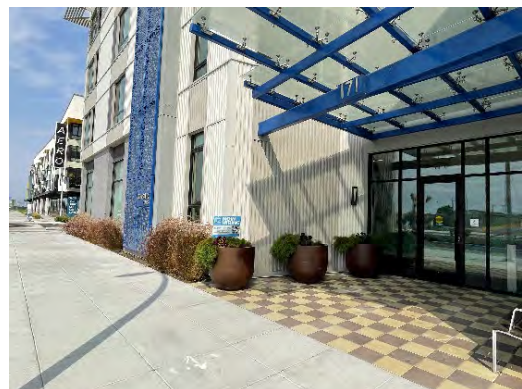
- c. On sites with a cross slope greater than two percent along a building facade, the average height of the finished floor and back of walk shall be used for the "grade." Where ADA accessibility requirements prohibit raised unit entries for some or all units, those units are exempt. For corridor buildings, accessible entries shall be located on the interior corridor.

Figure 13. Minimum Finished Floor Height for Residential Units with Individual Entries.



2. **Primary Shared Residential Entries.** Primary entries shared by multiple units (e.g., leading to upper stories) along street frontages shall meet the following standards (excludes individual residential entries):

- At least one pedestrian entry is required for each building on each primary street frontage, unless a greater number is required by the adopted Building or Fire Codes. A single corner entry may be provided to fulfill this requirement.
- Primary shared building entries shall face or be directly visible from the public right-of-way or a publicly-accessible path/open space. This may be through a lobby, front porch, or forecourt (or combination).
- Primary shared entries shall provide weather protection that is a minimum eight feet wide and six feet deep by fully or partially recessing the entry, providing an awning/canopy, or using a combination of these methods.



Prominent entry canopy provides weather protection

3. **Primary Individual Residential Entries.**
 - a. A minimum of 50 percent of the ground floor residential units that face a public right-of-way, publicly-accessible path, or open space shall have unit entries that face the street, path, or open space (Senior units or other deed-restricted units for special populations are exempt.).
 - b. Primary ground-floor entrances serving individual residential units shall include weather protection that is a minimum of four feet wide and four feet deep by recessing the entry, providing an awning/canopy, or using a combination of these methods.
4. **Front Setback Landscaping.** A minimum of 40 percent of the front yard area shall be landscaped. Front yards that are greater than 10 feet in depth shall also include at minimum one tree per 40 linear feet of street frontage.



Individual stoop entries

N. Building Materials and Colors.

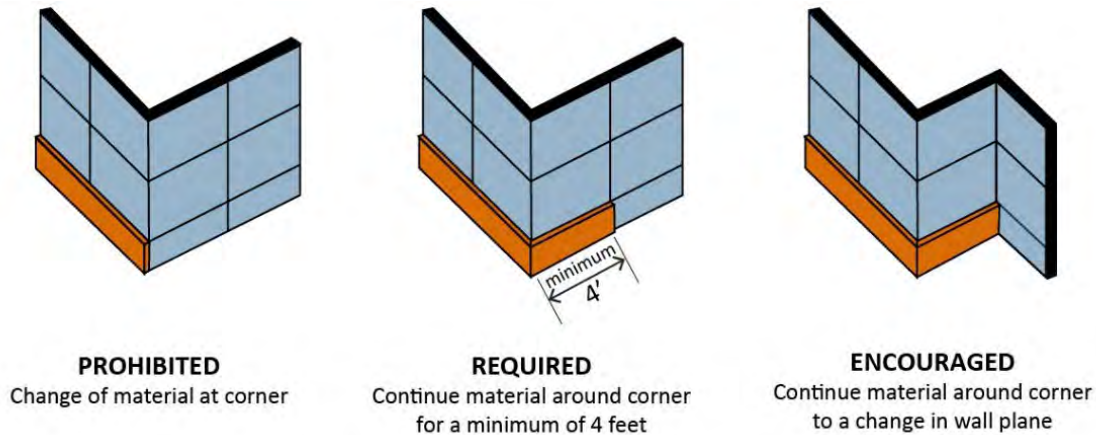
1. **Variation in Materials.** At least two materials shall be used on any building frontage, in addition to glazing and railings. Any one material must comprise at least 20 percent of the building frontage, excluding windows, railings, base bulkheads, and trim.

Figure 14. Variation in Materials.



2. **Variation in Colors.** Colors shall be used as follows:
 - a. Primary colors shall be used on the majority of the building surface.
 - b. Secondary colors shall be used to accentuate facade elements or upper floors.
 - c. Accent colors shall be limited to moldings, trims, bulkheads, doors, and/or signage.
 - d. Up to two additional colors may be used to distinguish between upper and lower floors or as an additional secondary color.
3. **Material Changes at Corners.** A change in material must be offset by a minimum of two inches in depth. Materials shall continue around corners for a minimum distance of four feet. If feasible, the same material should continue to the next change in the wall plane.

Figure 15. Material Changes at Corners.



4. **Durable Materials.** Buildings shall incorporate durable finish and/or accent materials, which include masonry, tile, stone, stucco, architectural grade wood, brick, glass, and finished metal that will not rust. Wrought iron shall not be allowed. Materials should be appropriate to Marina's coastal climate.
5. **Prohibited Materials.** Plain untextured block, plywood, vinyl, plastic (and plastic laminate), corrugated metal, mill-finish (non-colored) aluminum metal windows or door frames and fiberglass are prohibited as materials.
6. **Building Component Colors.** All vents, flashing, and electrical conduits shall be painted the same color as the adjacent surface. Gutters and downspouts shall be painted the same color as the adjacent surface or may be a decorative material as approved by the Director (e.g., copper).

1.4 Architectural Guidelines.

See Appendix A (Architectural Style Guide) for community design goals and additional architectural design guidelines to help guide future development.

Appendix A: Architectural Style Guide

Introduction

Marina's diverse cultural makeup is an important part of the City's identity. The various cultures within Marina can be an important resource for architectural elements and design of buildings. Developers are strongly encouraged to reflect the cultural and ethnic diversity of Marina in new architecture, which will help to enhance Marina's unique identity and distinguish the city from neighboring communities.

As such, the purpose of the following Architectural Style Guide is to foster a range of architectural styles in the City that is reflective and inclusive of the variety of cultures who have come together to make up the Marina community. These styles include, but are not limited to:

- Asian-Inspired
- Craftsman
- Mid-Century/Ranch
- Monterey
- Contemporary/Industrial
- Prairie
- Pueblo

Architectural Integrity

This document does not prescribe or require any particular style. However, buildings should be designed using elements that are authentic to whichever architectural style is selected with regard to building form, detailing and decorative features, colors, materials, etc.

The style sheets on the following pages provide each architectural style's character-defining design elements.

A. Asian-Inspired

Asian style architecture embraces subtle elements and modern interpretations of various Asian design traditions. It incorporates features like multi-level roofs, clean horizontal lines, and extended roof eaves. The exterior is dominated by natural materials such as bamboo, wood, and stone, presenting a subdued and harmonious color palette. Additionally, Asian landscaping plays a pivotal role in creating a Zen-like ambiance, reflecting purity and tranquility using rock gardens and water features. This style lends itself to extensive interpretation of Asian themes in contemporary architecture, both at the house scale and at the multifamily or mixed-use building scale. Some of the key characteristics of Asian inspired style architecture include:

1 Multiple roof planes + pitches



Tiled roofs with asymmetrical positioning create interesting spaces.

2 Simple, clean lines



The designs emphasize simplicity and clean aesthetics, evoking a sense of elegance and balance.

3 Extended eaves



Exposed rafter beams with angled ends are often seen under extended eaves.

4 Paned windows + doors



Prominent horizontal paned windows adorned with geometric ornamentation are accompanied by red accent doors and window trim.

5 Natural materials + colors



Asian-inspired designs often use natural materials, such as wood, bamboo, and stone with a subdued color palette.

6 Asian-inspired landscaping



Elements like rock gardens, water features, and landscape enhancements such as stone lanterns, wooden trellises, and gates, contribute to the tranquil and serene ambiance.



Source: <https://www.pinterest.com>



Source: Raimi + Associates

Photo Sources (Left Page):

1. Raimi + Associates
2. Raimi + Associates
3. <https://www.priceypads.com>

4. <https://www.pinterest.com>
5. <https://www.priceypads.com>
6. <https://www.houzz.com>

B. Craftsman

Craftsman style architecture traces its origins back to the late 19th century, and was inspired by the English Arts and Crafts Movement. American designers made it their own, especially in California. It is characterized by a simple yet functional design, a preference for natural materials, and a strong emphasis on craftsmanship. Craftsman homes are typically one or one-and-a-half stories tall, with low-pitched roofs, overhanging eaves, and exposed beams. They often feature wide front porches with tapered columns, wood shingle or stucco exteriors, and built-in furniture and other handcrafted elements. This style is typically found in single-family residential homes with some examples in the “missing middle” housing types. Some of the key characteristics of Craftsman style architecture include:

1 Gable Roofs



Wide unenclosed eave overhangs, with the gable roofs facing the street.

2 Exposed rafters



Beams, rafter tails, brackets, or braces supporting the low-pitched gable roofs.

3 Extended columns or column bases



Continuous columns or bases, extending uninterrupted to the ground. Porch posts are typically tapered. The lower portion of a wall are often battered or sloped near the ground.

4 Deep front porches



Wide, deep front porches. They may be included under the main roofline and are frequently the full width of the main facade.

5 Multi-pane windows



A typical window includes multi-pane upper sashes paired with a single pane in the lower sash. Transom windows are also common.

6 Warm earth-tones colors



Colors are often earth-toned, with dark wood stains.

7 Natural materials



Wood shingle, clapboard, or stucco siding, both for structural purposes and as decorative elements. Stone is usually laid in random pattern similar to the texture of cobblestones.



Exposed rafters

Gable roofs

Deep front porches



Warm earth tones

Tapered columns or posts

Natural materials like wood or stone

Photo Sources (Left Page):

1. <https://www.oldhouseonline.com>
2. Raimi + Associates
3. Raimi + Associates
4. Raimi + Associates

5. Raimi + Associates
6. <https://preservationgreensboro.org>
7. Raimi + Associates

C. Mid-Century/Ranch

Mid-century ranch style architecture originated in the 1930s, flourished in the 1940s and 1950s, and was a bridge between the International Style and earlier traditional styles including the Prairie style. It is characterized by its simple, functional design, its use of modern materials, and its emphasis on open space and natural light. Ranch homes are typically one-story, with low-pitched roofs, large windows, and attached garages. Ranch homes are often built on large lots, with plenty of space for outdoor living. This style is typically applicable to single-family residential. Some of the key characteristics of Mid-century/Ranch style architecture include:

1 Minimalist design



Clean lines and open spaces epitomize the minimalist approach to design.

2 Low-pitched roofs with wide overhangs



Single-story, wide massing is characteristic of Ranch homes. The full width of a Ranch house faces the street.

3 Asymmetrical design



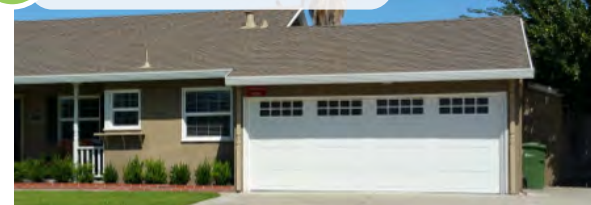
The use of front-facing gables and the irregular placement of windows and doors all contribute to the general asymmetry typical to the style.

4 Picture windows



Ranch houses typically have at least one large picture window in the front of the house.

5 Attached garages



Ranch homes typically incorporate attached garages or carports.

6 Sheltered entrances



Entrance doors are thoughtfully placed under porches (integrated into the main roofline) or wide overhanging eaves.

7 Indoor-outdoor flow



The seamless integration of the indoor and outdoor space with sliding doors leading to patios.

8 Natural materials



The use of organic materials like wood, brick, and stone adds warmth and authenticity to the overall aesthetic.



1 Minimalist and asymmetrical design

4 Picture windows

6 Sheltered entrances

Source: Ranch-style House. (2023, July 9). In Wikipedia. https://en.wikipedia.org/wiki/Ranch-style_house



2 Low pitched roof with overhangs

7 Indoor-outdoor flow

8 Natural materials

Source: <https://paragoncb.com>

Photo Sources (Left Page):

- <https://sanjoserealestatelosgatoshomes.com>
- <https://sanjoserealestatelosgatoshomes.com>
- <https://isarchitecture.com>
- Raimi + Associates

- <https://sanjoserealestatelosgatoshomes.com>
- <https://sanjoserealestatelosgatoshomes.com>
- <https://paragoncb.com>
- <https://contemporist.com>

D. Monterey

Monterey style architecture is a regional architectural style of California that developed in the early 19th century. It is characterized by its simple, elegant design, its use of local materials, and its blend of Spanish Colonial and New England Colonial influences. Monterey style homes are typically two stories, with low-pitched roofs and overhanging eaves and feature a full-width, cantilevered upper-story balcony (or two-story porch) made of simple wood construction. The windows, often double hung or casement, are long and reach the ground on one or both stories. They often feature stucco walls, red-tiled roofs, and wrought-iron railings. This style is typically found in single-family residential homes. Some of the key characteristics of Monterey style architecture include:

1 Prominent balcony



Prominent balconies that provide a place to relax and enjoy the outdoors.

2 Simple roof forms



Low-pitched roofs that are often covered with red-tiled or clay tiles. The principal roof usually encompasses the second story balcony.

3 Long windows



Long, double hung or casement windows reach the ground on one or both stories. These windows often feature uncomplicated colonial surrounds or minimal ornamentation.

4 Wrought iron railings



Wrought-iron railings, which add a touch of elegance and sophistication.

5 Clean design



Simple forms and bare walls feature few elaborations. Details such as decorative carving, etc. are rare.



Source: Raimi + Associates



Source: Raimi + Associates

Photo Sources (Left Page):
1. Raimi + Associates
2. Raimi + Associates
3. <https://www.houzz.com>

4. Raimi + Associates
5. Raimi + Associates

E. Contemporary/Industrial

Contemporary/industrial style architecture has gained significant popularity, blending the clean lines and simplicity of contemporary design with the raw, authentic appeal of industrial elements. It celebrates the use of true materials like wood, metal, glass, concrete, and plaster, often leaving them unfinished or minimally treated to showcase their inherent beauty. In this style, structural elements are not concealed but instead embraced and showcased as an integral part of the overall design. Some of the key characteristics of Contemporary/Industrial style architecture include:

1 Raw materials



Use of genuine materials like wood, metal, glass, concrete, and plaster, left in their raw or minimally treated state.

2 Industrial materials



Industrial materials, such as cor-ten steel, corrugated metal, and cables, add a sense of ruggedness and authenticity.

3 Exposed structural elements



Exposed structural elements like beams, columns, and girders, highlighting the functionality of these elements.

4 Mix of materials



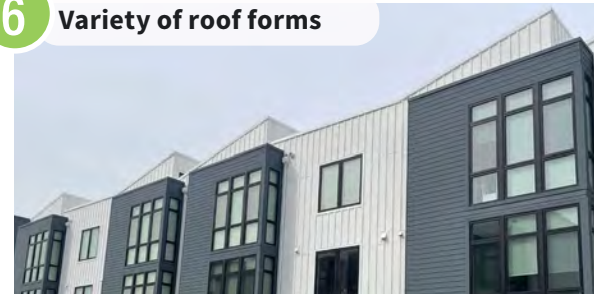
A mix of materials, which can create a sense of visual interest and depth.

5 Simple geometric detailing



Prioritizing order and simplicity, this style often incorporates straightforward geometric massing, with minimal elaborate detailing.

6 Variety of roof forms



A variety of roof forms, such as flat roofs, pitched roofs, and barrel vaults. These roof forms can be made of different materials, such as concrete, metal, or glass, and can be used to create a sense of visual interest and depth.



Photo Sources (Left Page):
 1. <https://metalconstructionnews.com>
 2. Raimi + Associates
 3. Raimi + Associates

4. Raimi + Associates
 5. Raimi + Associates
 6. Raimi + Associates

F. Prairie

Prairie style architecture originated in Chicago and was popular in the Midwest in the early 20th century. It is characterized by its simple and strong horizontal lines, use of natural materials, and its emphasis on connecting the interior with the exterior. Prairie style homes are typically made of brick or stucco, and have large windows that let in plenty of natural light. They often feature overhanging eaves, which provide shade in the summer and shelter from the rain in the winter. The style was popularized by architects such as Frank Lloyd Wright and Louis Sullivan. This style is typically found in single-family residential homes. Some of the key characteristics of Prairie style architecture include:

1 Simple, horizontal lines



Clean, uncluttered lines that stretch horizontally, emphasizing a harmonious integration with the surrounding landscape.

5 Heavy porch posts



Sturdy and substantial porch posts to support the overhanging eaves.

3 Deep porches



Deep one-story porches with heavy square supports/columns.

4 Broad/flat chimneys



Broad and flat chimneys, often made of brick or masonry, emphasize the horizontality of Prairie style houses.

2 Low-pitched roofs with overhanging eaves



Low-pitched roofs with broad overhanging eaves, serving practical purposes like providing protection from sun and rain.

6 Large multi-pane windows



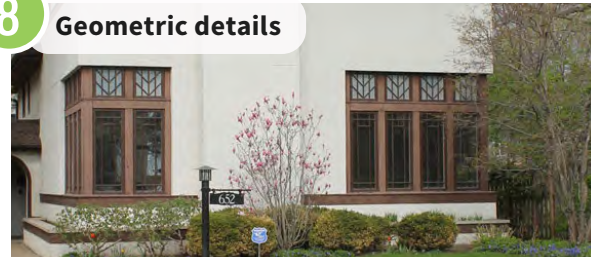
Expansive, multi-pane windows that flood the interior with abundant natural light.

7 Natural materials



Natural materials such as clapboard, brick, stone, and stucco to reflect natural surroundings.

8 Geometric details



Geometric elements, such as rectangular shapes and straight angles, as well as stylized floral and circular ornamentation, add a sense of order and symmetry.



Source: <https://isarchitecture.com>



Source: <https://briodesignhomes.com>

Photo Sources (Left Page):
 1. <https://www.redfin.com>
 2. <https://oldhouseonline.com>
 3. <https://isarchitecture.com>
 4. <https://onekindesign.com>

5. <https://briodesignhomes.com>
 6. <https://www.pinterest.com>
 7. <https://www.vanbrouck.com/prairie-modern-home.html>
 8. <https://thisamericanhouse.com>

G. Pueblo

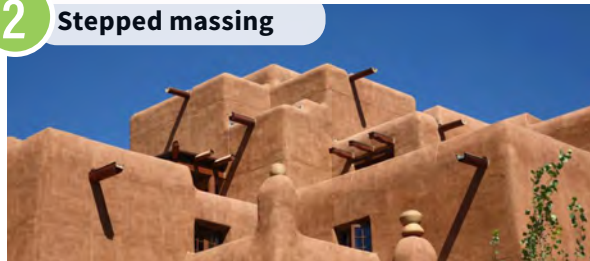
Pueblo style architecture, a regional architectural style of the Southwestern United States, draws inspiration from native and Spanish colonial architecture. Pueblo-style buildings are characterized by their flat roofs, often supported by substantial wooden beams called vigas. The design features wavy stucco finishes and irregular, rounded corners, imitating the handcrafted finishes of native styles. This architectural approach also embraces walled courtyards, patios, and roof decks, which suit the warm climates prevalent in the regions where it is found. This style is typically found in single-family residential homes. Some of the key characteristics of Pueblo style architecture include:

1 Flat roofs with wooden beams



Flat roofs with parapet walls, featuring porches with shed roofs with clay tiles or wood shingles. Protruding 'vigas' or substantial wood beams about a foot from the walls.

2 Stepped massing



Stepped, multi-level massing. This effect is further accentuated by stepped details in walls and parapets.

3 Rounded corners



Irregular and rounded corners reflect the traditional Pueblo architecture and adobe construction.

4 Outdoor spaces



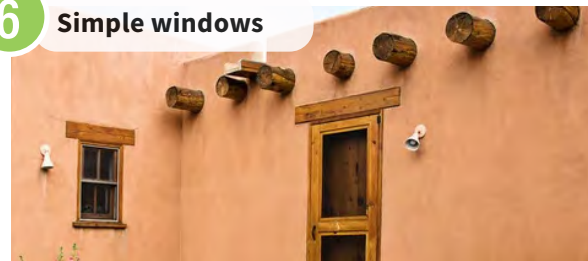
Walled courtyards, patios, and roof decks suitable to the warm climates where this style is found.

5 Irregular finishes



Uneven, wavy stucco finishes, mirroring the handcrafted appeal of native designs and adobe construction.

6 Simple windows



Straightforward, straight-headed windows, often with wooden lintels.

7 Wood/clay details



Decorative elements like projecting roof beams (vigas), clay rainwater gutters (canales), and intricately carved wood.



Source: <https://housecrazysarah.life>



Source: La Fonda on the Plaza. (2023, July 3). In Wikipedia. https://en.wikipedia.org/wiki/La_Fonda_on_the_Plaza

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1. <https://housecrazysarah.life>

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3. La Fonda on the Plaza. (2023, July 3). In Wikipedia. https://en.wikipedia.org/wiki/La_Fonda_on_the_Plaza

4. <https://www.cowboysindians.com>

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6. <https://www.thespruce.com>

7. <https://www.pinterest.com>