



AGENDA

Wednesday, June 19, 2019

6:30 P.M.

SITE AND ARCHITECTURAL DESIGN REVIEW BOARD MARINA CITY COUNCIL CHAMBERS 211 HILLCREST AVE

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 in 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)**

1. CALL TO ORDER:
2. ROLL CALL & ESTABLISHMENT OF QUORUM:

Design Review Board Members:
Ed Rinehart (Chair), Heather Marquard, Dominic Askew, David Bielsker, Richard Boynton.
3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE (Please stand)
4. SPECIAL ANNOUNCEMENTS: *Announcements of special events or meeting of interest as information to Board and Public.*
5. COMMUNICATIONS FROM THE FLOOR: *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. Design Review Board 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 Four (4) 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 Design Review Board.*

6. CONSENT AGENDA: *Background information has been provided to the Design Review Board 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. If discussion is requested by anyone on any item, that item will be removed from the Consent Agenda and placed at the end of Other Action Items if separate action is requested.*

a. NONE

7. ACTION ITEMS: *Action listed for each Agenda item is that which is brought forth for Design Review Board consideration and possible action. The Design Review Board may, at its discretion, take action on any items. The public is invited to provide up to four (4) minutes of public comment.*

a. 3167 Kona Circle - NATH

Consider a Site and Architectural Design Review Application (DR 2019-20) for a pre-fabricated shed structure (produced by Tough Shed) with a height of 12 feet 6 inches to be placed in the backyard of the subject parcel, located at 3167 Kona Circle, Marina (APN: 033-212-010-000).

8. OTHER ACTION ITEMS:

a. NONE

9. DISCUSSION ITEMS:

a. NONE

10. CORRESPONDENCE:

a. None

11. ADJOURNMENT:

CERTIFICATION:

I, _____, _____(Job Title) 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, May 10, 2019.

Signature _____



COMMUNITY DEVELOPMENT
City of Marina

STAFF REPORT

Agenda Item #7a
Design Review Board
June 19, 2019

TO: Design Review Board Members

FROM: David J. R. Mack, AICP, Senior Planner

RE: Consider a Site and Architectural Design Review Application (DR 2019-20) for a pre-fabricated shed structure (produced by Tough Shed) with a height of 12 feet 6 inches to be placed in the backyard of the subject parcel, located at 3167 Kona Circle, Marina (APN: 033-212-010-000).

Applicant/Owner: Edwin
Nath
3167 Kona Circle
Marina, California 93933

Summary of Issues

- Does the proposal meet the requirements of the Zoning Ordinance?
- Do the conditions developed by staff appropriately address the concerns associated with the use?

Environmental Determination

The City of Marina Planning Division determined that this project is categorically exempt from environmental review in accordance with Article 19, Section 15303, Class 3 of the California Environmental Quality Act (CEQA) applicable new small accessory structures including garages, carports, patios, swimming pools, and/or fences.

The proposed project is the placement of a “kit” accessory structure (shed) of approximately 120 square feet (10’ x 12’).

Alternatives

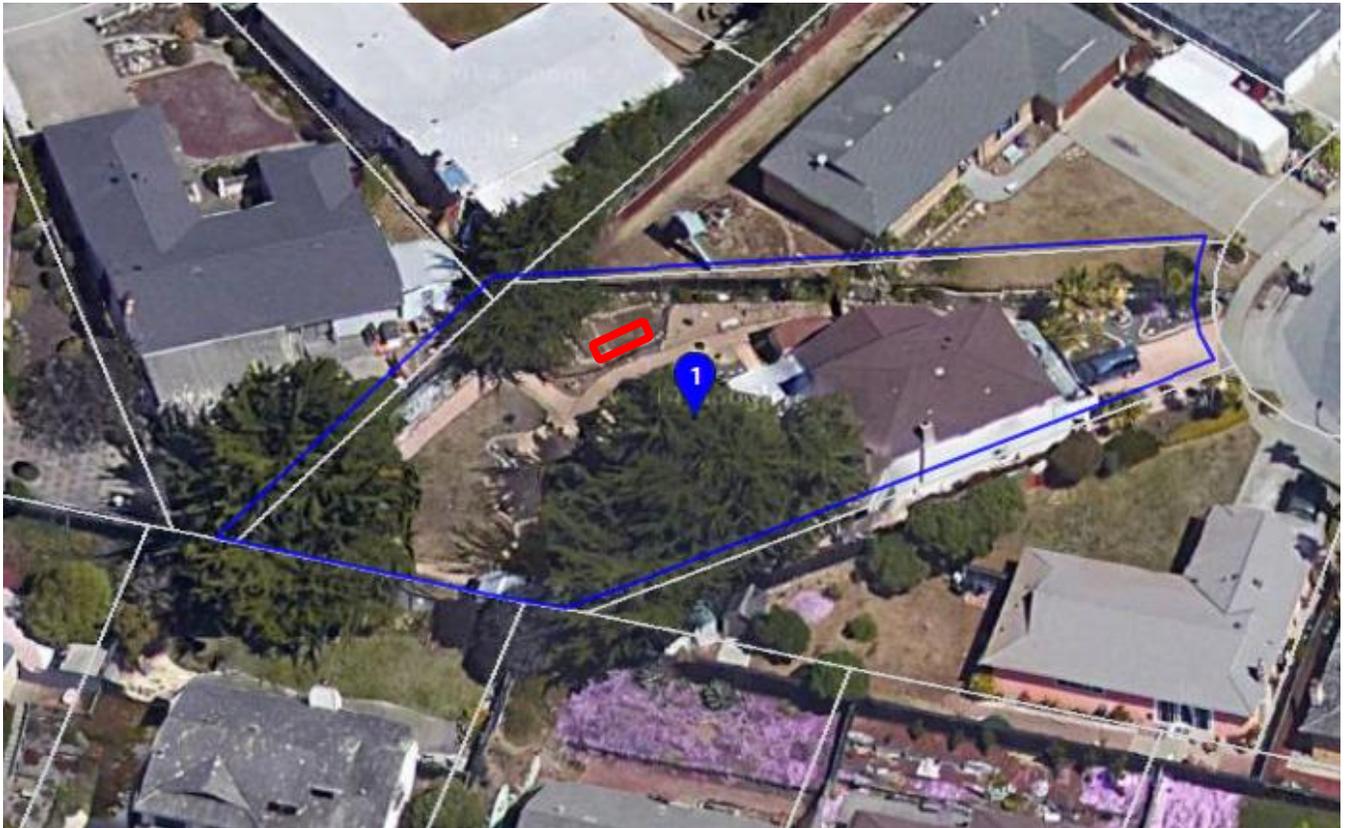
The Site and Architectural Design Review Board (DRB) may:

1. Approve the Design Review Application with recommended findings, evidence and conditions of approval; or
2. Deny the Design Review Application with appropriate Findings and Evidence; or

Staff recommends that the Design Review Board approve the application, as it is consistent with all applicable Land Use, Zoning and Design standards for the overall project site.

Background

The project site is located at 3167 Kona Circle, within an existing Single-Family Residential (R-1) zone and consists of the placement of a pre-fabricated “kit” style shed measuring 120 square feet (12’ x 10’), with proposed side walls of 6’8” in height, and a maximum height of 12’ 6”.



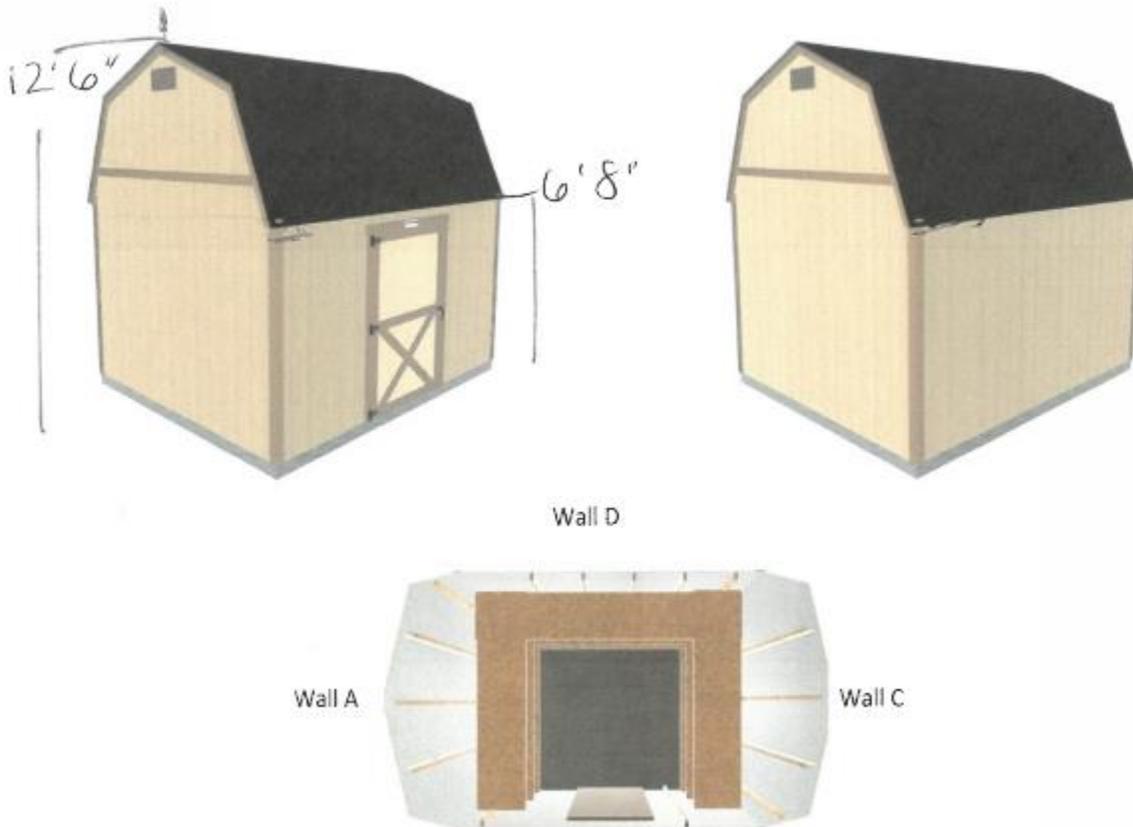
The proposed structure will be placed within the northern portion of the site, as shown on the above photo (not to scale). The applicant drawn site plan is also attached to this report (Attachment 2). The proposed location of the shed structure is consistent with all development standard within the Zoning Code, including height, setbacks, coverage, and size.

Per Marina Municipal Code, Section 17.14.050.A (Building Height) states:

“Maximum building height limit in the R-1 districts shall be thirty feet for main buildings and sixteen feet for accessory buildings not intended for living purposes, except that approval by the site and architectural design review board shall be obtained prior to the construction of any accessory building over twelve feet in height, or if any portion within five feet of any lot line is over ten feet in height. Any action taken by the site and architectural design review board may be appealed, in writing, to the planning commission within ten days of such action. Any action taken by the planning commission may be appealed, in writing, to the city council within ten days of such action.” (Underline added)

In this particular case, the proposed shed is located a distance greater than 5-feet from the side lot line, and the exterior walls are below 10-feet in height. However, the overall height is greater than 12-feet in height (12’6”) so review by the Site and Architectural Design Review Board is required to be consistent with zoning code regulations.

The depiction below shows the proposed shed design, height, and exterior wall size(s):



Zoning Ordinance Development Standards

As stated above, because the overall shed height is proposed to be in excess of 12-feet, the project requires review by the Site & Architectural Design Review Board and cannot be processed administratively.

Per the City's adopted fee schedule a public hearing Site & Architectural design review application requires the payment of \$7,775.00, and requires consideration before the Design Review Board, with recommendation to the Planning Commission (consent calendar) for final approval.

Conversely, per the City's adopted fee schedule, an administrative design review application requires the payment of \$340.00 and requires a 1-week review/consideration by City Staff.

Staff believes that the permit amount required for this particular application compared to the required review time is not in keeping with the intention of public Site & Architectural Design Review applications. For this reason, the Community Development Director, made the decision to only require the administrative fee, however process the application through the public hearing process as required by the zoning code.

While not related to this particular project, per se, this is one of the many issues that the City and Staff are struggling with, regarding required fees, review, and process for the Design Review Board. Basically, should sheds require public review, for over 12-feet, if accessory structures in general are allowed to 16-feet, and in zoning classifications (R-1) that do not require public review for the construction of the main residence, and allow maximum heights of 35-feet. And if public review is required, should the applicable fee remain at \$7,775.00. Or would the City and its residents be better served by allowing administrative review of accessory structures and require a fee more in scale with time it takes to review those applications.

Recommendation

Staff recommends that the Design Review Board approve Site & Architectural Design Review Application DR 2019-20, as it is consistent with all application development and design standards within the City of Marina Zoning Ordinance for the construction and placement of accessory structure within the R-1 zoning classification.

Staff-recommended findings for approval:

That the project has been designed and will be constructed, and so located, that the project, as conditioned, **will not:**

1. Be unsightly, undesirable or obnoxious in appearance to the extent that it will hinder the orderly and harmonious development of the City, in that the proposed project is located on existing developed residential parcel and the proposed structure is an allowed accessory use on the property.
2. Impair the desirability of tenancy or investment or occupation in the City, in that the project involves the construction/placement structure that would add useable space to residential property.
3. Limit the opportunity to obtain the optimum use and value of the land and improvements, in that the project site currently contains older/dilapidated sheds that would be removed and replaced with this shed (in another area), which would improve the quality of the accessory structures on the project site.
4. Impair the desirability of tenancy or conditions on or adjacent to the subject site in that the project is accessory to the residential use and is a standard use found within residential zones.
5. Otherwise adversely affect the general welfare of the community, in that the project will have an overall positive effect on the general welfare of the community.

Recommended Motion

Based on Staff recommendation, a recommended motion is included.

MOTION:

Edwin Nath
3167 Kona Circle
DR 2019-20

Adopt a resolution to approve Site and Architectural Design Review Application (DR 2019-20) to allow the placement/construction of 120 square foot, 12-foot-6-inch pre-fabricated/kit shed structure.

Attachments:

1. Draft Resolution to approve a portion of Site and Architectural Design Review DR 2019-20
 2. Applicant Drawn Site Plan, dated June 7, 2019
 3. Shed Schematic Drawings
- e: Site and Architectural Design Review Board Members; David J. R. Mack, AICP, Senior Planner; Christine Hopper, Planning Services Manager; Edwin Nath, Applicant.

DRAFT
RESOLUTION NO. 2019-XX

A RESOLUTION OF THE CITY OF MARINA SITE AND ARCHITECTURAL DESIGN REVIEW BOARD APPROVING A PRE-FABRICATED SHED STRUCTURE (PRODUCED BY TOUGH SHED) WITH A HEIGHT OF 12 FEET 6 INCHES TO BE PLACED IN THE BACKYARD OF THE SUBJECT PARCEL, LOCATED AT 3167 KONA CIRCLE, MARINA (APN: 033-212-010-000).

WHEREAS, on June 7, 2019, Edwin Nath, applicant, applied for permits to allow the placement of a pre-fabricated/kit shed structure, within the backyard of a single-family residential (R-1) parcel, located at 3167 Kona Circle, Marina (APN: 033-212-010-000); and

WHEREAS, the property's Zoning Designation is "R-1" or "Single-Family Residential", which residential accessory structures over 12-feet in height subject to approved from the Design Review Board (DRB); and

WHEREAS, the City of Marina Planning Division determined that this project is categorically exempt from environmental review in accordance with Article 19, Section 15303, Class 3 of the California Environmental Quality Act (CEQA) applicable new small accessory structures including garages, carports, patios, swimming pools, and/or fences; and

WHEREAS, the project is subject to Site and Architectural Design Review per City Code Section 17.14.050.A;

NOW, THEREFORE BE IT RESOLVED by the DRB of the City of Marina that it hereby approve Site and Architectural Design Review DR2019-20 to allow, the placement of a pre-fabricated/kit shed structure, within the backyard of a single-family residential (R-1) parcel, subject to the following findings and conditions of approval:

Findings

That the project has been designed and will be constructed, and so located, that the project, as conditioned, **will not**:

1. Be unsightly, undesirable or obnoxious in appearance to the extent that it will hinder the orderly and harmonious development of the City, in that the proposed project is located on existing developed residential parcel and the proposed structure is an allowed accessory use on the property.
2. Impair the desirability of tenancy or investment or occupation in the City, in that the project involves the construction/placement structure that would add useable space to residential property.
3. Limit the opportunity to obtain the optimum use and value of the land and improvements, in that the project site currently contains older/dilapidated sheds that would be removed and replaced with this shed (in another area), which would improve the quality of the accessory structures on the project site.

4. Impair the desirability of tenancy or conditions on or adjacent to the subject site in that the project is accessory to the residential use and is a standard use found within residential zones.
5. Otherwise adversely affect the general welfare of the community, in that the project will have an overall positive effect on the general welfare of the community.

Conditions of Approval

1. Substantial Compliance – All construction, colors and material shall be accomplished in substantial accordance with the attached **Exhibit A**, except as conditioned herein.
2. Building Permits – The structure is proposed to be 120 square feet or less, and a building permit is not required if the shed complies with this size limitation.
3. Permit Expiration (Design Review Board) – This permit will expire 12 months from the date of approval by the Design Review Board, unless a valid building permit has been issued and construction of the project has commenced prior to expiration. The applicant may apply for an extension of this permit, by submitting an extension request application and applicable fees, no less than 30 days prior to expiration date. No renewal notice will be sent to the applicant or property owner.

PASSED AND ADOPTED by the Site and Architectural Design Review Board of the City of Marina at a regular meeting duly held on the 19th day of June 2019, by the following vote:

AYES, BOARD MEMBERS:

NOES, BOARD MEMBERS:

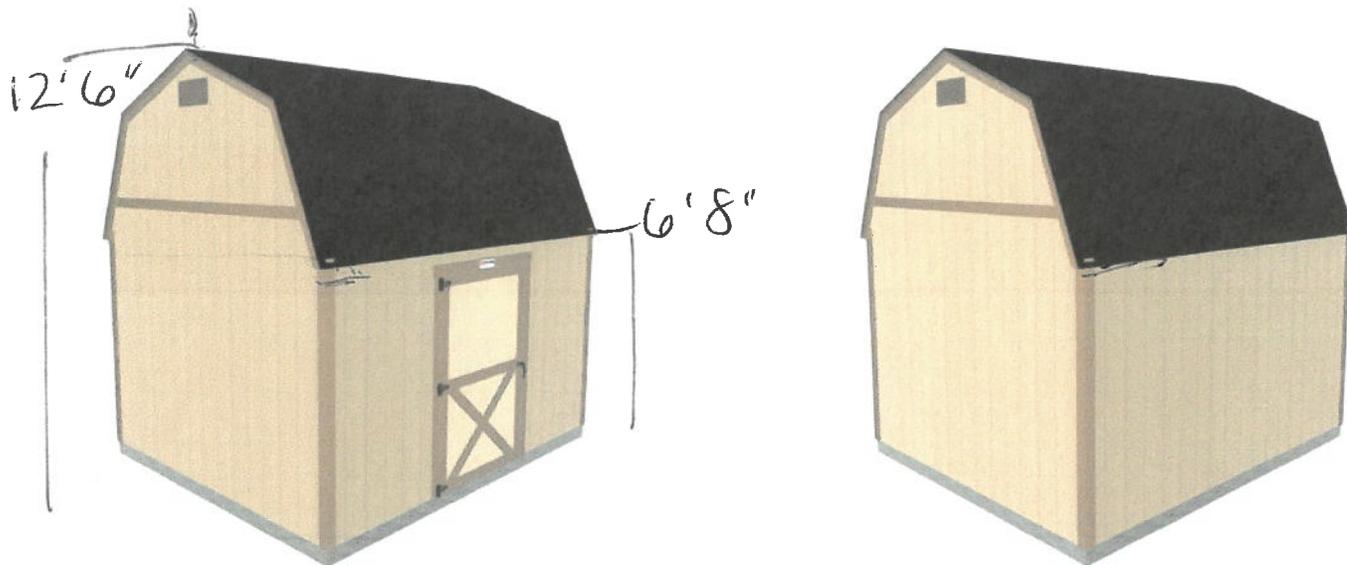
ABSENT, BOARD MEMBERS:

ABSTAIN, BOARD MEMBERS:

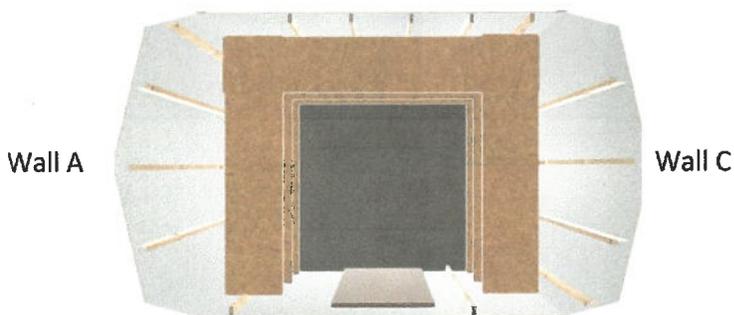
Ed Rinehart, Chair

ATTEST:

David J. R. Mack, AICP
 Senior Planner
 Community Development Department
 City of Marina



Wall D



Wall B

Base Details

Building Size & Style

Premier Tall Barn - 10' wide by 12' long

Door

4' x 6'2" Single Shed Door, Left Hinge Placement, LowerX, Decorative Door Hardware

Paint Selection

Base: Almond Brittle, Trim: Maison De Campagne, Accent: None

Roof Selection

TBD 3 Tab

Drip Edge

Brown

Options Details

Interior

96 Lin Ft Shelving - 24" deep
 80 Sq Ft Overhead Loft

Vents

2 Ea 16"x8" Wall Vent - Brown

Shelving Locations

Shelving on Side A, Side C, Side D at 20", 39", 60".

Loft

Wall A&C - Split Loft, 4' Deep Wall A, 4' Deep Wall C

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?

No

Is there a 110-volt/20 AMP power outlet within 100 feet of installation location?

Yes

The building location must be level to properly install the building. How level is the install location?

Within 4" of level

How much space will there be around the area where the building is installed?

At least 24" clearance around all four sides of the building

How close to the installation site can our installers park their vehicle(s)?

Less than 200 feet

Substrate Shed will be installed on?

sand

Customer Signature: _____ Date: _____