

Appendix A: Development Code

A.1 Overview

This section establishes procedures for the consistent promotion of high quality, well-designed development to be appropriately located throughout Downtown Marina. The Development Code includes Objective Development and Design Standards which are composed of written statements and graphic illustrations describing the design intent and regulations to achieve the desired community character for the Downtown. The overarching goal of this section is to prevent “rubber stamped” development prevalent in places like the Silicon Valley while fostering creative designs that preserve and enhance Marina’s unique community character and natural environment. These standards also help to provide regulatory certainty and permit streamlining, particularly for affordable housing development.

All new construction and proposed structural and façade changes are required to be consistent with the Objective Development and Design Standards presented here. Design Standards are minimum requirements, and applicants may be required to provide additional amenities to meet the goals and policies of the Specific Plan consistent with the objective development and design standards contained herein. The Design Standards presented in this section are intended to create a framework for the design review process while preserving the flexibility needed for creative design. Additional objective standards from the City’s Sign Ordinance and Zoning Ordinance may also be applicable. If there is a perceived conflict between Downtown Vitalization Specific Plan Design Standards and the design standards of other City plans and ordinances, the DVSP shall take precedence. If certain design issues are not specifically addressed in the Standards presented here, then the aforementioned documents, city staff, or relevant commissions and boards may provide further direction.

A.2 Administration

A.2.1 Review and Approval Process

The following administrative standards govern the implementation of future development applications within the Specific Plan area.

1. Administrative Plan Review is required for the following project types:
 - a. Multifamily residential projects without a commercial component.
 - b. Projects submitted and found eligible for SB 35 streamlining.
 - c. Mixed-use projects in which at least two thirds of the occupiable floor space is designated for residential use.
2. Architectural Design Review is required for the following project types:
 - a. Mixed-use projects in which less than two thirds of the occupiable floor space is designated for residential use.
 - b. Non-residential projects.
 - c. Any project which deviates from the objective design standards contained in this chapter.
3. Use Permits are required for projects which include conditionally permitted uses as shown in **Table 2** of this chapter and are not subject to the Architectural Design Review Process.

Table 1 depicts the process of entitlement through the City of Marina for various applications and action. **Table 1** applies only to future developments being implemented within the DVSP.

Table 1. Applications and Review Authority

Permit Type	Action Required By		
	Community Development Director	Planning Commission	City Council
Administrative Development Review	★		
Architectural Design Review, including deviation from objective design standards (Chapter 17.56 of the Marina Municipal Code)		★	
Use Permit (Chapter 17.58 of the Marina Municipal Code)		★	
Specific Plan Use Interpretations	★		

A.2.2 Administrative Development Review

No development shall occur or building permits issued within the adopted Specific Plan area until the proposed development is reviewed by the City's Planning Division and found to be consistent with the adopted Specific Plan. Criteria for review and approval of proposed development shall include, but not be limited to the following:

1. Conformance with the land use designation;
2. Conformance with the intended density/ intensity of the site; and
3. Conformance with the specific development and design standards, goals, and policies of the Specific Plan.

Evaluation of the proposed project by the planning department shall be granted as follows.

1. Form of Application. An application for a project approval under the Administrative Development Review process shall be completed on a form provided by the planning department.
2. Administrative-level Approval. Administrative-level approval is ministerial in nature and is conducted at the staff level under the general direction of the community development director without notice and hearing. A community meeting prior to filing an application is encouraged but not required. Approval shall be granted by the community development director only when the permit application contains sufficient information for the planning department to verify that the proposed use will be consistent with the standards outlined in this chapter, Appendix A: Development Code. Projects that comply with these requirements shall be permitted by right. Compliance with the requirements of this chapter shall not, however, waive any additional requirements for compliance such as an application for a lot line adjustment, merger of parcels, or subdivision in conjunction with approval of an application. A separate application for the lot line adjustment, merger of parcels, or appropriate subdivision map shall proceed in accordance with Title 16 of the Marina Municipal Code.
3. Notice of Decision. A notice of decision shall be either mailed first class and postage pre-paid to both the applicant and the applicant's representative (as shown on the application) or emailed and sent via either of those methods to any person who has made a written request for a copy of the decision. The decision of the community development director shall be final and conclusive.

4. Expiration of Administrative-level Review. Within two years of the date of approval by the community development director, commencement of construction shall have occurred or the approval shall become null and void. A one-year extension can be granted by the community development director if the project is compliant with the original approval.

A.2.3 Architectural Design Review

Chapter 17.56 of the Marina Municipal Code outlines the Site and Architectural Design Review process for the City, which applies to all new development within the Downtown as identified in Section A.2.1(2). In accordance with this chapter, the Planning Commission has the power to review all applications for developments in the City.

The Planning Commission considers “all necessary plans, drawings, and statements in an endeavor to encourage buildings, structures, or other improvements [are] designed and constructed, and so located, that they will not be unsightly, undesirable, or obnoxious in appearance to the extent that they will hinder the orderly and harmonious development of the city, impair the desirability of residence or investment or occupation in the city, limit the opportunity to obtain the optimum use and value of the land and improvements, impair the desirability of living conditions on or adjacent to the subject site, conform with the standards included in the local coastal land use plan, and/or otherwise adversely affect the general welfare of the community.”

A.2.4 Use Permits

Projects which include conditionally permitted uses as shown in **Table 2** of this chapter shall follow the procedures outlined in Chapter 17.58 of the Marina Municipal Code.

A.2.5 Actions Not Regulated by the Specific Plan

Actions not otherwise regulated in this Specific Plan shall follow administrative procedures outlined in the City of Marina Zoning Code (Chapter 17 of the Marina Municipal Code).

A.3 Land Use Diagram

The Land Use Diagram (Figure 1) outlines the intended uses of land within the Plan Area. Each use designation, depicted by the colors on this diagram, is subject to the land use, development, and design standards presented in this section. The diagram illustrates the policies outlined in the Specific Plan Land Use chapter and serves as a visual aid for the interpretation and application of the land use policies.

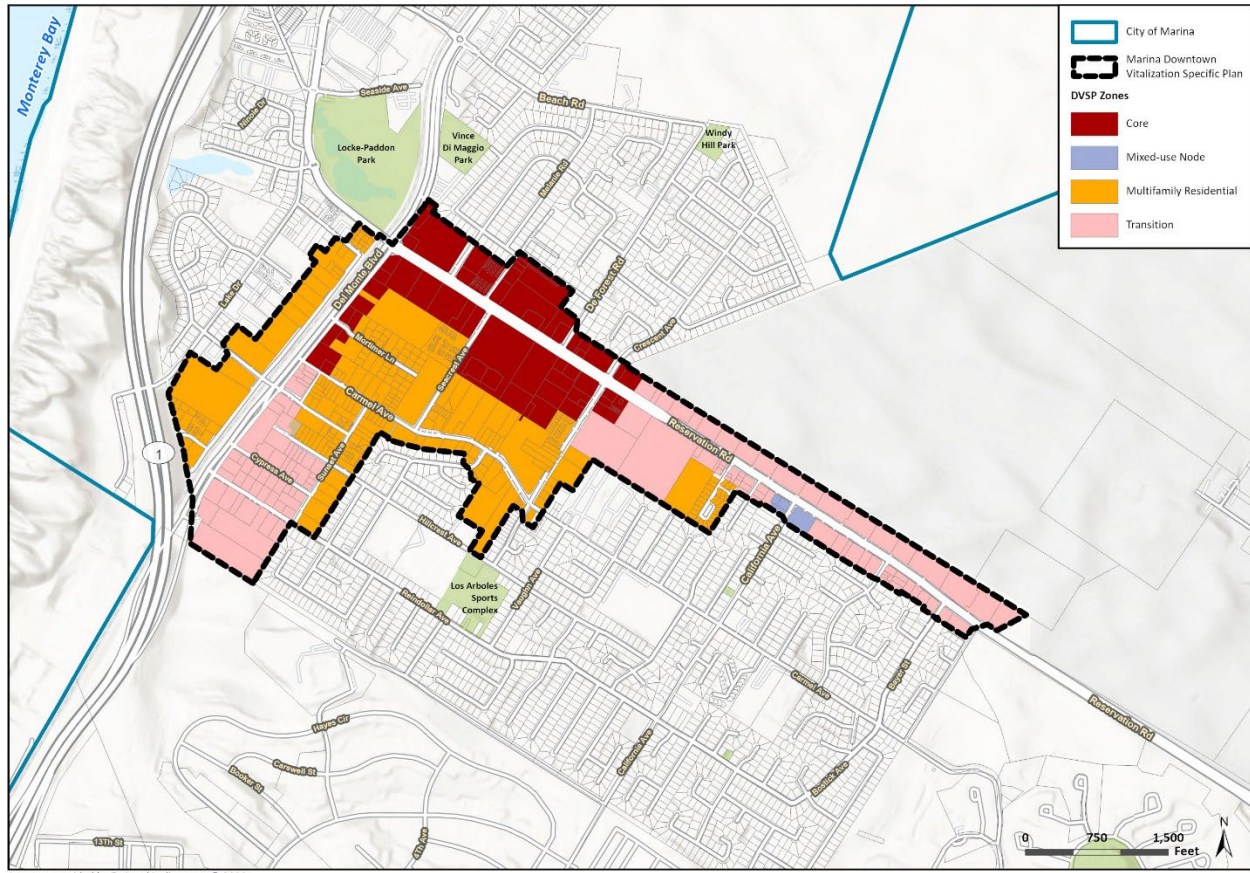


Figure 1. Land Use Diagram

A.4 Land Use Designations

A.4.1 Core District

The Core district is established to encourage higher-rise mixed-use development with a combination of retail, office, commercial, entertainment, residential, and civic uses. This designation is intended to foster a compact, walkable urban form focused along the portions of Reservation Road and Del Monte Boulevard.

A.4.2 Mixed Use Node District

The Mixed-use Node district is intended to facilitate similar uses and development types as is intended in the Core district at a smaller scale in order to remain compatible with the surrounding neighborhood. The Mixed-use Node district allows for mid-rise mixed-use buildings with retail and commercial space on the

ground floor and residential uses on the floors above. Mixed-use nodes help to ensure that visitors and residents associate Downtown Marina with a vibrant, urban atmosphere. Single-use residential buildings may be built on site so long as vertical mixed-use buildings are constructed at the street edge.

A.4.3 Transition District

The Transition District is intended for a combination of retail, service, and hospitality businesses that serve citywide or regional populations and multifamily residential development. Multifamily residential development is encouraged in the Transition District and may be designed in connection with a vertical mixed-use project with commercial space on the street-facing portion of the first floor or as an exclusively residential development.

A.4.4 Multifamily Residential District

The Multifamily Residential district permits and encourages mid-rise multifamily residential developments. Multifamily residential uses near the Core are critical for providing an affordable housing supply and population to support businesses Downtown.

A.5 Permitted Uses

A.5.1 Purpose

Table 2 provides the land uses allowed in each Specific Plan district.

A.5.2 Applicability

Land uses listed in the table are allowed in the district shown. Principally permitted uses are permitted by right. Conditionally permitted uses are those uses which are required to obtain a use permit in accordance with Chapter 17.58 of the Marina Municipal Code. Uses not included in the table are considered prohibited unless determined by the Community Development Director to be substantially similar to another permitted or conditionally permitted use.

Table 2. Downtown Vitalization Specific Plan Land Use Matrix

Land Use	Land Use Designation			
	Core	Mixed-use Node	Transition	Multifamily Residential
Primary Uses				
Amplified Music/Sound	C	C	C	C
Aquarium Research Facility	NP	NP	P(1)	NP
Aquarium Storage Facility	NP	NP	P(2)	NP
Assembly, Major	C	C	C	NP
Assembly, Minor—First Floor facing Del Monte Blvd or Reservation Rd	NP	NP	P	NP
Assembly, Minor—Above First Floor, at first floor facing side streets or alleys, or behind first floor commercial	P	P	P	NP
Cannabis—Retail, Testing, Manufacturing and Delivery	C	C	C	NP
Card Room	NP	NP	NP	NP
Civic and Community Uses	C	C	C	C

Land Use	Land Use Designation			
	Core	Mixed-use Node	Transition	Multifamily Residential
Commercial Recreation Facility—Indoor	C	C	P	NP
Commercial Storage	NP	NP	NP	NP
Dwelling, attached—all floors	NP	NP	P	P
Dwelling, attached—above first floor or on first floor behind first floor commercial	P	P	-	-
Electric Vehicle Charging Stations	P	P	P	NP
Food and Beverage Sales, Major	C	C	C	NP
Food and Beverage Sales, Minor	P	P	P	NP
Hotel	C	C	C	NP
Parking Area, Accessory	P(3)	P(3)	P(4)	P(3)
Parking Area, Public	C	C	C	NP
Parking, Subgrade	P	P	P	P
Retail Sales, Major	NP	NP	C	NP
Retail Sales, Minor	P	P	P	NP
Restaurant, Major	C	C	C	NP
Restaurant, Minor	P	P	P	NP
Seating, Outside	P(5)	P(5)	P(5)	NP
Service, Major	NP	NP	C	NP
Service, Minor	P	P	P	NP
Animal Service	C	C	P	NP
Professional Office, First Floor facing Del Monte Blvd or Reservation Rd	NP	NP	P	NP
Professional Office- Above First Floor, at first floor facing side streets or alleys or behind first floor commercial	P	P	P	NP
Laundromat	P(6)	P(6)	P	C
Accessory Uses				
Outdoor display associated with a business	C	C	C	NP
Drive-thru or drive-in facilities associated with a business	NP	NP	C	NP
Exterior vending machines, accessory use to a business	NP	NP	NP	NP
Temporary Uses				
Utility, Major	C	C	C	C
Utility, Minor	P	P	P	P
P = Principally Permitted Use by Right C = Conditional Permitted Use; subject to the requirements of Chapter 17.58 of the Marina Municipal Code. NP = Not Permitted - = Not Applicable Notes (1) Aquarium Research Facilities are permitted only on Reindollar Avenue between Del Monte and Sunset Avenue and only if the use was operational as of June 1, 2010. (2) Aquarium Storage Facilities are permitted only on Reindollar Avenue between Del Monte and Sunset Avenue and only if the use was operational as of January 1, 1990. (3) On-site parking must be located behind the building. (4) On-site parking must be located behind the building or on the side of the building. (5) If seating area is within or partially within the public right-of-way, an encroachment permit or license agreement is required. (6) Must not face Del Monte Blvd or Reservation Rd.				



A.5.3 Use Definitions

The following section defines land uses outlined in **Table 2**.

Amplified Music/Sound: The use of any indoor or outdoor amplified, sound or entertainment that is audible from the exterior of a building, from a separate tenant space, or an adjacent property, including but not limited to the use of speakers, microphones, amplifiers, acoustic instruments or the human voice.

Aquarium Research Facilities: Facilities used to manage, hold, research, and care for aquatic animals.

Aquarium Storage Facility: Facilities used to store parts, equipment, materials, and information necessary to support aquarium operations.

Assembly, Major: Includes the following-

Small Group Assembly: An establishment offering entertainment, social exchange, religious services, educational training, or other instructional services to groups of twenty to forty-nine persons in a single room. Examples include performance venues, movie theaters, religious institutions, community centers, college or university extension programs, group addiction services, social clubs, community centers, or similar uses.

Large Group Assembly: An establishment offering entertainment, social exchange, religious services, educational training, or other instructional services to groups of fifty or more persons in a single room. Examples include performance venues, movie theaters, religious institutions, community centers, college or university extension programs, group addiction services, social clubs, community centers, or similar uses.

Assembly, Minor: Includes the following-

Small Instructional Service: An establishment offering classes or educational training to groups of five or fewer students in a single classroom or studio environment. Examples include musical instruction, academic tutoring, and similar uses.

Large Instructional Service: An establishment offering classes, educational training, or other instructional services to groups of six to nineteen students in a single classroom or studio environment. Examples include group exercise training, driving instruction schools, and similar uses.

Cannabis — Retail, Testing, Manufacturing and Delivery: See Chapter 17.47 of the Marina Municipal Code for conditions related to this use.

Card Room: Any room, space or enclosure furnished or equipped with a table used or intended to be used for the playing of cards or similar games, and the use of which is available to the public, or any portion of the public; provided, however, that this chapter shall not apply to any bona fide nonprofit society, club, fraternal, labor or other organization as defined in Section 5.32.110 of the Marina Municipal Code.

Civic and Community Uses: Establishments that provide services or facilities for the general public and include uses such as government offices, civic centers, libraries, and museums.

Clinic: An establishment that provides medical, dental, chiropractic, optical and similar services.

Commercial Recreation Facility — indoor: Establishments providing indoor amusement and entertainment services for a fee or admission charge, including bowling alleys, amusement and electronic game arcades, ice skating and roller-skating rinks, pool and billiard rooms as a primary use.

Commercial Storage: A facility exclusively used for the storage of motor vehicles or personal goods, with or without a fee. Includes self-storage and similar facilities.

Dwelling, Attached: A residential dwelling unit that shares a common wall with another unit.

Electric Vehicle Charging Station: Any level of electric vehicle supply equipment station that is designed and built in compliance with Article 625 of the California Electrical Code and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle. See Chapter 15.39 of the Marina Municipal Code for conditions related to this use.

Food and Beverage Sales, Major: Includes the following-

Convenience Store with Beer and Wine Sales: An establishment that contains 5,000 square feet or less of gross floor area and sells food and beverages primarily for consumption off premises, including beer and wine.

Convenience Store with Beer, Wine, and Distilled Spirit Sales: An establishment that contains 5,000 square feet or less of gross floor area and sells food and beverages primarily for consumption off premises, including beer, wine, and distilled spirits. Includes Liquor Stores.

Grocery Store: An establishment that contains more than 5,000 square feet of gross floor area and sells food and non-alcoholic beverages primarily for consumption off of the premises, other retail items, and small recycling facilities within convenience drop off zones, as defined by the California Beverage Container Recycling and litter reduction.

Grocery Store with Beer and Wine Sales: An establishment that contains more than 5,000 square feet of gross floor area, sells food and beverages primarily for consumption off of the premises, including beer and wine.

Grocery Store with Beer, Wine, and Distilled Spirit Sales: An establishment that contains more than 5,000 square feet of gross floor area and sells food and beverage primarily for consumption off of the premises, including beer, wine and distilled spirits.

Wine Tasting Shop: An establishment primarily engaged in the retail sale of wine for off-site consumption and as an ancillary use includes the service of wine for on-site consumption.

Food and Beverage Sales, Minor: An establishment that contains 5,000 square feet or less of gross floor area and sells food and non-alcoholic beverages primarily for consumption off premises.

Hotel: An establishment offering lodging to transient patrons. These establishments may provide additional services, such as conference and meeting rooms, restaurants, bars, or recreation facilities available to guests or to the general public. This classification includes, auto courts motor lodges, motels, hostels, extended-stay hotels, and tourist courts, but does not include rooming hotels, boarding houses, or residential hotels designed or intended to be used for sleeping for a period of thirty consecutive days or longer. This classification also excludes bed and breakfast facilities and similar accommodations that an occupant of single-family housing provides on the same premises incidental to the primary residential use of the property.

Park and Recreation Facilities: Parks, plazas and recreation facilities and support uses (parking, snack bars, etc.).

Parking Area, Accessory: An area used for the parking of motor vehicles by persons in residence or employed upon the premises or for clients and customers.

Parking Area, Public: An area or structure, other than a street or other public way, used for the parking of automobiles and available to the public for a fee or free of charge.

Parking Subgrade: Parking under a structure that is below the finished grade of the site.

Retail Sales, Minor: An establishment that primarily offers new or used goods for purchase by the consumer of such goods, excluding other such establishments more specifically described herein. This use category excludes vehicle sales which are prohibited in the Core District.

Retail Sales, Major: Includes the following-

Animal Sales and Adoption Services: Retail sales and adoption of small animals typically considered pets. Excludes sale of live fish for personal aquariums.

Outdoor Sales: The retail sales or rental of any merchandise where the gross floor area of the outdoor storage area exceeds 10% of the gross floor area of the enclosed building; this includes vehicle sales and rental which are prohibited in the Core District.

Fuel Sales: An establishment offering the sale of motor fuel for any motor vehicle. Includes gas stations.

Restaurant, Major: Includes the following-

Restaurant with Bar, Major: An establishment that sells food, beer, wine, and distilled spirits for consumption on the premises and contains a bar area that occupies more than 25% of the restaurant area and more than twenty seats.

Bar: An establishment that sells beer, wine or distilled spirits for consumption on the premises and without obligatory food service.

Night Club: An establishment that sells beer, wine or distilled spirits for consumption on the premises without obligatory food service and offers live entertainment.

Social Club with Bar: An establishment occupied by a fraternal, veterans, or similar membership-based organization that sells beer, wine and/or distilled spirits to members and guests only for consumption on the premises.

Restaurant, Minor: Includes the following-

Restaurant: An establishment that sells food and non-alcoholic beverages for consumption on the premises.

Convenience Restaurant: A restaurant or similar establishment offering food and/or beverages for sale for consumption on or off the premises in disposable containers and from a counter.

Restaurant with Beer and Wine Sales: An establishment that sells food, beer and wine for consumption on the premises and does not contain a bar area.

Restaurant with Bar, Minor: An establishment that sells food, beer and wine for consumption on the premises and contains a bar area that occupies 25% or less of the restaurant area with no more than twenty seats.

Seating, Outside: Seating area on the exterior of a business.

Seating, Outside, Major: Seating area over and above 150 square feet in size.

Services, Major: Includes the following-

Animal Boarding: Provision of shelter for small animals on a commercial basis. This classification includes ancillary activities such as feeding, exercising, grooming, and incidental medical care.

Outdoor Service: The provision of any service where the gross floor area of the outdoor service area exceeds 10% of the gross floor area of the enclosed building.

Child Care Center: Any childcare facility other than a family childcare home, includes infant centers, preschools, and extended childcare facilities.

Motor Vehicle Rental: An establishment that offers the rental of new or used automobiles, trucks, recreational vehicles, trailers, boats, or other vehicles licensed by the Department of Motor Vehicles.

Motor Vehicle Service: An establishment offering the provision of repair, maintenance, washing, or similar services for motor vehicles.

Massage Establishments: As defined in the Municipal Code section 17.52.

Service, Minor: Includes the following-

Animal Service: An establishment offering the provision of boarding associated with veterinary services, grooming, or veterinary services for small common household animals.

Bank, Retail: Financial institutions that provide retail banking services to individuals and businesses. This classification includes only those institutions engaged in the on-site circulation of cash money and includes on or off-site automatic teller machines. Freestanding automatic teller machines (ATMs) kiosks are not permitted.

General Service: An establishment offering the direct provision to the customer of personal services including barber and beauty shops, seamstresses, tailors, shoe repair shops, dry cleaning (excluding processing plants), photocopying, mail and packing service centers, self-service laundries, and appliance repair.

Fitness and Health Establishment: Commercial or nonprofit facilities, such as fitness centers and health and athletic clubs, oriented toward promoting physical health. Such facilities can include any of the following: gymnasium, swimming pool, exercise equipment, indoor sauna, spa or hot tub facilities; indoor tennis, handball, racquetball, and other indoor sports activities.

Professional Office, Off-site: An establishment offering indirect provision of services on behalf of customers that do not visit the site to receive the service including remote medical or dental laboratories, testing facilities, telephone call centers, catering services apart from restaurants, and similar uses that do not provide in-person service or interaction with the ultimate recipient of the service.

Professional Offices: An establishment consisting of offices providing professional services directly to a customer. This includes architectural or engineering firms, computer software consulting, data management, financial services, interior design, graphic design, real estate, insurance, legal offices, medical/dental offices, clinics, on-site medical or dental testing, travel services, and title offices.

Temporary Use: The use of a property for the sale of merchandise and temporary events for a period of 60 contiguous days or less and no more than 75 days in a calendar year. Includes pumpkin sales, Christmas tree sales, swap meets, farmers markets, and similar uses.

Utility, Major: Includes a public or privately-owned or operated generating plant, electrical substation, above-ground electrical transmission line, switching building, refuse collection, PWS facility, processing, recycling or disposal facility, water reservoir or similar water storage facility, flood control or drainage facility, water or wastewater treatment plant, transportation or rail facility, and similar facilities and the following—

Personal Wireless Service (PWS) Facility: A facility for the provision of PWS, as defined in 47 U.S.C. Section 332 (c)(7)(C)(ii). (Ord. 3443 § 4, 2010; Ord. 3278 §1, 5/00)

Utility, Minor: Utility facilities that are necessary to support legally established uses and involve only minor structures such as electrical and telecommunications equipment boxes, electrical distribution lines and underground water and sewer lines.

A.6 Core District

A.6.1 Intent

This section includes development standards, including density, height, setbacks, parking, and other site development standards. Applicants are encouraged to design projects that are culturally inclusive spaces respectful of Marina’s diverse history.

A.6.2 Applicability

This section provides standards applicable to the Core District.

A.6.3 Development Standards

Core District Development Standards			
Maximum Residential Density	70 dwelling units per acre		
Minimum Residential Density	20 dwelling units per acre		
Maximum Lot Coverage	70%; Parking facilities are not counted towards lot coverage percentage.		
Minimum Setbacks	Front: 0 feet	Side: 0 feet	Rear: 10 feet
Percent of frontage built to within 5 feet of minimum front setback	Reservation Road: 75%	Del Monte Boulevard: 75%	Other Streets: 50%
Maximum Building Height	Properties fronting Reservation Road or Del Monte Boulevard: lesser of 60 feet or five stories		Properties fronting other streets: lesser of 48 feet or four stories
Ground floor commercial	All mixed-use developments shall include commercial uses on the ground floor. Residential on the ground floor facing Reservation Road or Del Monte Boulevard is not permitted.		
Minimum Commercial Ground Floor Height	12 feet		
Minimum Fenestration (percentage of façade)	Ground floor frontage: 60%	Upper floors frontage: 20%	Residential - all floors: 20%
Minimum Off-Street Parking Provided	Non-residential uses: 1 stall per 600 GSF	Residential Studio: 1 stall per unit One bedroom or larger: 1.5 stalls per unit	
Minimum Open Space Provided	While no overall landscaped percentage is required, appropriately placed paseos, plazas, courtyards, and alcoves are encouraged. Properties in the Core must adhere to standards in the City landscape and parking ordinances.		

A.7 Mixed-use Node District

A.7.1 Intent

This section includes development standards, including density, height, setbacks, parking, and other site development standards. Applicants are encouraged to design projects that are culturally inclusive spaces respectful of Marina’s diverse history.

A.7.2 Applicability

This section provides standards applicable to the Mixed-use Node District.

A.7.3 Development Standards

Mixed-use Node District Development Standards			
Maximum Residential Density	70 dwelling units per acre		
Minimum Residential Density	20 dwelling units per acre		
Maximum Lot Coverage	70%; Parking facilities are not counted towards lot coverage percentage.		
Minimum Setbacks	Front: 0 feet	Side: 0 feet	Rear: 10 feet
Percent of frontage built to within 5 feet of minimum front setback	Reservation Road: 75%	Del Monte Boulevard: 75%	Other Streets: 50%
Maximum Building Height	Lesser of 48 feet or four stories.		
Ground Floor Commercial Requirement	All street-facing buildings shall include commercial uses on the ground floor. Residential uses on the ground floor are permitted for buildings not facing Reservation Road or Del Monte Boulevard.		
Minimum Commercial Ground Floor Height	12 feet		
Minimum Fenestration (percentage of façade)	Ground floor frontage: 60%	Upper floors frontage: 20%	Residential - all floors: 20%
Minimum Off-Street Parking Provided	Non-residential uses: 1 stall per 600 GSF	Residential Studio: 1 stall per unit One bedroom or larger: 1.5 stalls per unit	
Minimum Open Space Provided	While no overall landscaped percentage is required, appropriately placed paseos, plazas, courtyards, and alcoves are encouraged. Properties in the Mixed-Use Node District must adhere to standards in the City landscape and parking ordinances.		

A.8 Transition District

A.8.1 Intent

This section includes development standards, including density, height, setbacks, parking, and other site development standards. Applicants are encouraged to design projects that are culturally inclusive spaces respectful of Marina's diverse history.

A.8.2 Applicability

This section provides standards applicable to the Transition District.

A.8.3 Development Standards

Transition District Development Standards			
Maximum Residential Density	50 dwelling units per acre		
Minimum Residential Density	20 dwelling units per acre		
Maximum Lot Coverage	50%; Parking facilities are not counted towards lot coverage percentage.		
Minimum Lot Width	100 feet		
Setbacks (min – max)	Front: 10 - 25 feet	Side (min): 10 feet	Rear (min): 10 feet
Maximum Building Height	Lesser of 48 feet or four stories.		
Ground floor commercial	Ground floor commercial is permitted but not required.		
Minimum Commercial Ground Floor Height	12 feet		
Minimum Off-Street Parking Provided	Non-residential uses: 1 stall per 600 GSF	Residential Studio: 1 stall per unit One bedroom or larger: 1.5 stalls per unit	
Minimum Open Space (as defined per Municipal Code Chapter 17.04.515-516)	Studio/One-bedroom unit: 300 square feet per unit For each additional bedroom in excess of one: 50 square feet Open space may be provided as private or common open space or combination thereof.		

A.9 Multifamily Residential District

A.9.1 Intent

This section includes development standards, including density, height, setbacks, parking, and other site development standards. Applicants are encouraged to design projects that are culturally inclusive spaces respectful of Marina’s diverse history.

A.9.2 Applicability

This section provides standards applicable to the Multifamily Residential District.

A.9.3 Development Standards

Multifamily Residential District Development Standards			
Maximum Residential Density	35 dwelling units per acre		
Minimum Residential Density	20 dwelling units per acre		
Setbacks	Front (min – max): 10 - 25 feet	Side (min; interior lot): 5 feet Side (min; corner lot): 10 feet	Rear (min): 15 feet
Maximum Building Height	Lesser of 42 feet or three stories		
Minimum Parking Provided	Studio: 1 stall per unit One bedroom or larger: 1.5 stalls per unit		
Minimum Open Space (as defined per Municipal Code Chapter 17.04.515-516)	Studio/One-bedroom unit: 300 square feet Each additional bedroom: 50 square feet Open space may be provided as private or common open space or combination thereof.		

A.10 Standards Applicable to All Districts

A.10.1 Applicability

This section provides standards applicable to all districts of the Specific Plan.

A.10.2 Development Standards

Development Standards	
Maximum Projection into Setbacks	Front porch: 6 feet Side yard porch/patio: 3 feet Rear yard porch/patio: 6 feet Cornices/eaves/canopies: 2.5 feet Bay window/chimney: 2 feet
Upper Story Stepbacks	Where adjacent to an R-1 or R-2 zoned property, an additional 5-foot stepback from the shared property line is required for each floor above the second story.
Parking Requirements under density bonus application	If an applicant submits a project which meets the requirements of California Density Bonus law, the applicant is entitled to reductions in parking requirements in accordance with Government Code Sections 65915 – 65918.



A.11 Design Standards

The design standards in this section describe the desired character of multiple use, commercial (office and retail), and residential development within the Downtown. Standards establish specific criteria that applicants are required for meeting Objectives and are readily identified by “shall” or “must” statements. Compliance with these standards is mandatory.

Building Location and Orientation

Purpose

Foster a unique character that feels safe, welcoming, and engaging to pedestrians throughout the Specific Plan area.

Design Standards

1. **Building Entry.** Primary building entries shall be located along public rights-of-way, landscaped open space areas, paseos, or fronts of other buildings.
2. **Corner Building Orientation.** Buildings on corner lots shall orient the primary pedestrian entrance towards the larger of the fronting streets or incorporate a chamfered entrance.
3. **Residential Open Spaces.** Multifamily residential development with multiple buildings shall arrange buildings to create outdoor spaces such as courtyards, pathways, paseos, and recreational areas, with windows facing the outdoor spaces.

Specific to the Core District

4. **Core District Street Wall.** Where site conditions permit, buildings in the Core District with frontage on Del Monte or Reservation Road shall be built to side property lines unless the design includes a pedestrian paseo, or publicly accessible plaza.
5. **Angled Buildings.** Primary building façades in the Core District shall be parallel to the front lot line and shall not be at an angle.

Specific to the Multifamily Residential District

6. **Garage Doors.** For developments in the Multifamily Residential District containing 5 or more units, garage doors shall be oriented toward an alley or an internal private street or drive.



Building fronts face public rights-of-way or fronts of other buildings.

Source: Boston Globe



Building oriented toward the street, meeting the edge of the sidewalk.

Source: Milwaukee Public Library

Building Articulation, Massing, and Scale

Purpose

Create an attractive and pedestrian-friendly Downtown environment by encouraging varied building massing and facades that create variety and minimize the appearance of large box-like buildings.

Design Standards

1. **Building Articulation.** The wall plane on all façades visible from a public street or other publicly accessible spaces shall include at least two of the following massing changes or architectural elements to break up monolithic building façades:
 - a. Architectural projections such as balconies covered porches, dormers, or bay windows.
 - b. Varying setbacks to different parts of the building.
 - c. A combination of volumes between one and five stories as allowed by applicable development standards.
 - d. Upper story windows recessed at least two inches with header and sill, awnings, or trellises.
 - e. Wall plane offsets of at least 18 inches.
 - f. Accent materials and colors.
 - g. Other features that serve the purpose of façade articulation at the discretion of the community development director.

Surface detailing, such as score lines, shall not serve as a substitute for the elements listed above.

2. **Pedestrian Scale Features.** Architectural details and materials shall be incorporated on the lower part of façades to relate to human scale and create visual interest. At least two of the following elements shall be provided:
 - a. Awnings
 - b. Trellises
 - c. Transom windows
 - d. Accent materials, textures, and colors
3. **Roofline Articulation.** Buildings shall incorporate one of the following to articulate rooflines.
 - a. A change in the height of a parapet or roof
 - b. A change in roof pitch or direction
 - c. Gables, parapets, or cornices of varying heights
4. **Blank Walls.** Blank walls over 20 feet in height and 20 feet in length on elevations visible to the public are prohibited.
5. **External Stairways.** Exterior stairways, where provided, shall be designed to be complimentary to the overall architecture of the building and consistent with its architectural style.
6. **Internal Walls.** Exterior walls that face walkways internal to the development shall be articulated to a similar extent as the primary street-facing façade to enhance the pedestrian experience.



Varied massing and pedestrian scale features.
Source: Commercial Architects



Commercial building with varied roofline.
Source: Buildings on Fire

Architectural Elements

Purpose

Define and enhance the pedestrian realm and create a cohesive and attractive streetscape with visual interest.

Design Standards

1. Entries.

- a. All building entries shall be clearly defined with recesses, overhangs, accent materials, and detailing consistent with the following provisions. Entry design shall be defined with two or more of the following features: porch, decorative detailing or placement of art, a projecting element above the entrance, changes in the roofline, a tower, a recess, or a change in the wall plane.
- b. Primary pedestrian entries shall be accessible directly from a public street or sidewalk.

2. **Commercial Storefronts.** First floor façades of mixed-use developments shall include elements of traditional storefronts, which can be achieved with a traditional (Figure 2) or more contemporary design. On the first floor, at least 60% of the building facade shall be transparent, and at least 20% of the façade of any floor above the first shall be transparent.

3. Windows.

- a. Window and door type, material, shape, and proportion shall complement the architectural style of the building.
- b. Storefront and office windows shall use visually permeable glass. Mirrored or reflective glass is prohibited.
- c. Windows shall be either recessed two inches or include surrounding enhancements such as headers and sills, shutters, or trellises in order to provide architectural relief on the façade surface.

4. Roofs.

- a. Roofing materials shall not be reflective. Roofs with solar panels shall include design features that block glare into surrounding buildings, such as a parapet or screen.
- b. Roof elements shall continue all the way around the building, not just in the most visible locations.
- c. For all non-parapet roofs in the Transition and Multifamily Residential Districts, an overhang or eave of at least 16 inches in depth is required.

5. Awnings.

- a. Awnings in the Core and Transition District shall fit within individual bays or structural divisions of the building façade rather than extending beyond a single bay.
- b. Awnings and canopies shall be constructed of glass, painted baked enamel, or metal. Given their tendency to wear and fade, canvas, vinyl, and plastic awnings and canopies are not permitted.
- c. Internal lighting of awnings is prohibited.
- d. For each building, a consistent awning style and color shall be used across the entire building.

6. Ancillary Structures.

- a. Ancillary structures shall incorporate similar or complementary roof pitch, materials, and architectural style as the primary buildings within the development.
- b. Common mailbox enclosures shall be designed similar or complementary in form, material, and color to the primary building.



Recessed building entryway.

Source: Sky Windows & Aluminum Products



Chamfered corner entrance on corner building.

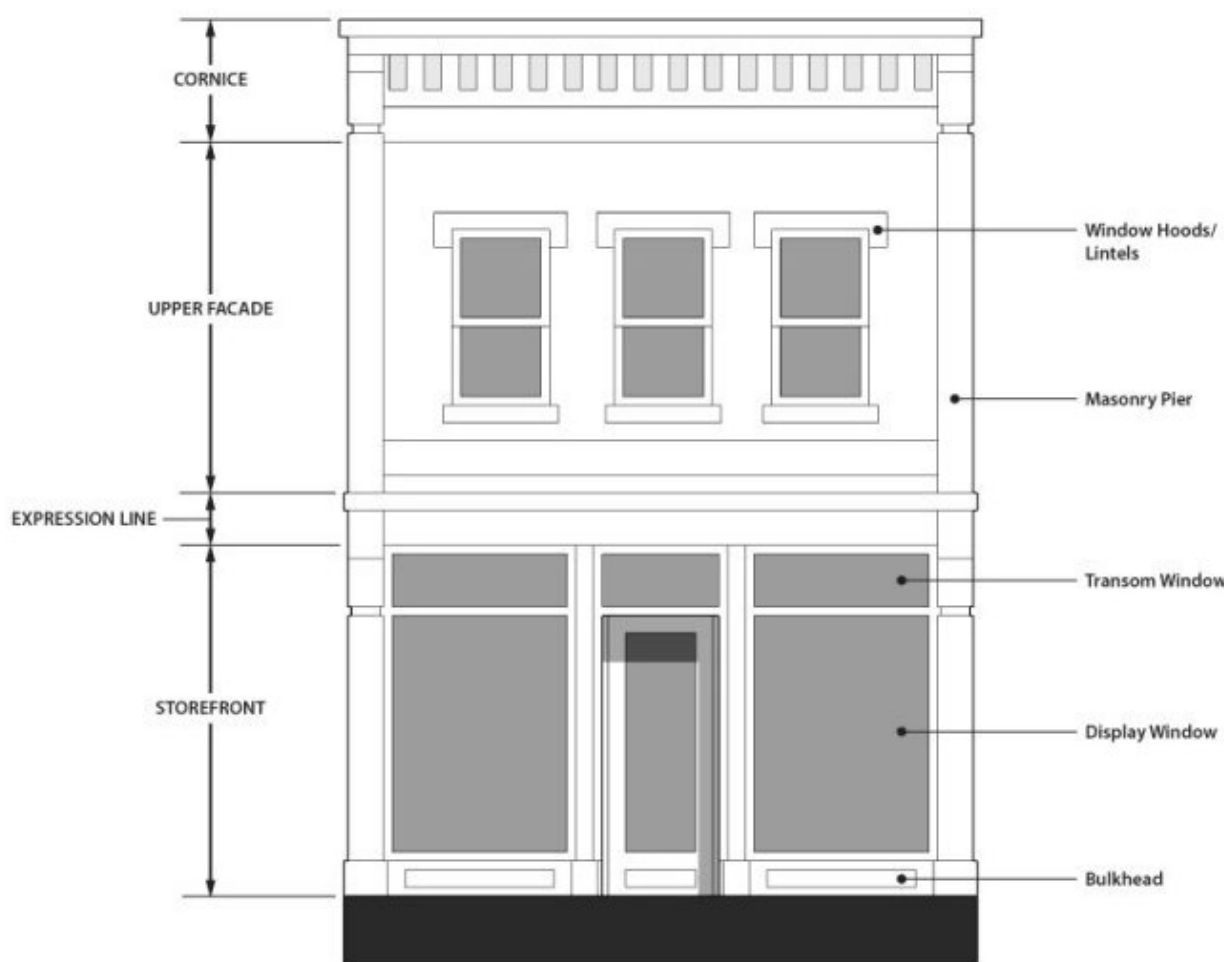
Source: Denver Infill



Single-bay awnings.
Source: Awning Ideas



Permeable glass storefront.
Source: Area-Info



Source: Sterling Codifiers

Figure 2. Traditional Urban Storefront



Modern interpretation of traditional urban storefront.

Materials and Color

Purpose

Maintain and enhance the overall character and quality of development through the use of durable materials that contribute texture and richness to the Downtown environment and celebrate, through architecture, the diversity of the City of Marina.

Design Standards

1. Materials.

- a. Buildings shall incorporate at least two but no more than three different types of materials on exterior walls. Window, door, balcony, and trim materials are not counted toward this limitation.
- b. Building materials designed for the coastal climate shall be used for exterior surfaces.
- c. At the pedestrian street level in the Core District, materials shall be selected that are durable and highly resistant to pedestrian traffic, such as precast concrete, stone masonry, brick, commercial grade ceramic tile, weatherized wood siding, and stucco.
- d. The following façade materials are prohibited: mirrored and heavily tinted glass, windows with "tape on" divisions/mullions, Vinyl and aluminum siding, plywood siding, corrugated fiberglass.
- e. The following roof materials are prohibited: highly reflective material (i.e. high gloss tile), Simulated clay tile roofs in metal, corrugated metal roof panels.
- f. Materials shall continue around corners for a minimum distance of four feet. If feasible, color and material changes shall occur at the inside corner of intersecting wall planes or where architectural elements intersect such as a chimney, pilaster, projection, or fence line.

2. Colors.

- a. Building exterior colors may be earth tones, whites, greys, or muted blue, green, and dark red colors that are complementary to the building's architectural style. Bright or dark colors may be used on trims or accents only. Pastel, neon, or day-glow colors, as well as primary colors used as field colors, are prohibited.



Material changes at intersecting wall planes.



Durable materials at the pedestrian street level.

Source: Jameson Architects

Utility and Service Areas

Purpose

Buffer service and utility areas from the pedestrian environment to maintain a high-quality pedestrian environment and promote public health, safety, and welfare.

Design Standards

1. Service and Loading Areas.

- a. Service areas, including loading docks and storage areas, shall be screened from adjoining walkways with vines, evergreen shrubs, evergreen trees, decorative walls, or decorative fences.
- b. Loading areas shall be located and designed to minimize visibility from public areas and adjacent properties.
- c. Where possible, loading areas shall be accessible from side streets or alleys, rather than from the front of buildings.
- d. Loading areas shall be functionally separated from parking and pedestrian walkways for safety, and to provide convenient access for delivery trucks.

2. Waste and Recyclable Material Storage.

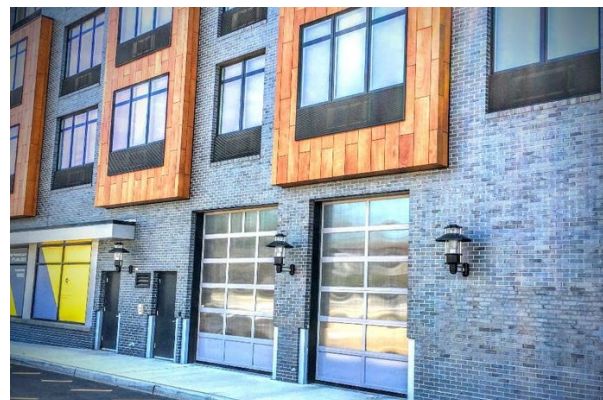
- a. Outdoor areas designated for storage of trash shall be completely enclosed in a walled and gated structure of sufficient size to accommodate storage of both trash and recyclable materials.
- b. Enclosures shall be finished with materials and colors complimentary to the primary buildings on the site.
- c. Enclosures shall include a roof structure to obscure views into the enclosure from above, where adjacent to multi-story buildings.

3. **Mechanical Equipment.** Mechanical and utility equipment (e.g., heating, cooling, antennas, satellite dishes, air conditioners, transformers, electric and gas meters, junction boxes, or similar equipment excluding photovoltaic panels) shall be screened with landscaping, walls, or fencing or if roof mounted, with roof wells or parapets.



Loading area at the rear or side of building.

Source: Wikimedia Commons



Screened loading dock.

Source: Pinterest

Circulation and Access

Purpose

Provide safe and efficient access to pedestrians and vehicles while minimizing the visual impact of parking areas and garages on the public streetscape.

Design Standards

1. Pedestrian Access and Circulation.

- a. Pedestrian pathways shall be provided and designed in compliance with the Americans with Disabilities Act (if required) and Title 24 of the California Code of Regulations, and adopted City Design Guidelines and Standards.

2. Parking and Circulation Areas.

- a. Off-street parking and circulation areas shall be designed and screened in accordance with objective standards contained within adopted City Design Guidelines and Standards.
- b. Surface parking areas shall be located to the rear of buildings in the Core, Mixed-use Node, Multifamily Residential District, and to the rear and/or side of buildings in the Transition District.

3. Vehicular Access.

Vehicular access to off-street parking and loading areas shall be provided from alleys or secondary streets and not the primary frontage wherever possible.

Parking Structures

Purpose

Provide adequate parking Downtown while minimizing the negative visual impacts on the public realm from parking structures.

Design Standards

1. Structure Articulation.

- a. Horizontal openings shall be broken up with vertical columns to create a rhythm of openings.
- b. Parapet additions shall be added to key areas on the building to change the roof line and reduce its horizontal appearance.
- c. At least 60 percent of the wall face on parking structures shall be articulated with one or more of the following design elements: architectural treatments, artwork, durable lattices, and other design features.

2. Ingress and Egress.

- a. Vehicular entrance and exit points for parking structures shall be accessible and easy to find, and separate pedestrian routes shall be provided to the outside.
- b. Vehicular entries and exits to parking structures shall be located in areas that will minimize impacts to pedestrians and neighboring land uses.
- c. Vehicular entries and exits to parking garages shall be recessed to help mitigate their impact.
- d. Elevators and stairways shall be located to increase visibility and improve safety.

3. Lighting.

Parking structures shall use full spectrum lighting to increase safety and comfort. Fixtures shall shine down, not out to the street, to minimize light pollution.



Pedestrian entrance to parking structure.

Source: ParkWhiz



Articulation of parking structure façade. Façade may be articulated with landscaping elements.

Source: DeepStream Designs



Articulation of parking structure façade. Façade may be articulated with interesting design elements and artwork.

Source: Moore Ruble Yudell

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