

Background

Site Description

The two project sites are located along Carquinez Scenic Drive, approximately 470 feet west of Foster Street in Downtown Martinez. Lot 10 (APN: 372-032-001) is a 4,320-square-foot triangular site and Lot 9 (APN: 372-032-010) is a 4,900-square-foot trapezoidal site. Both lots are vacant and slope upward from Carquinez Scenic Drive. The slopes on each lot exceed 30 percent. There is a variety of vegetation, including trees and large shrubs on both lots. The arborist report submitted by the applicant (see Attachment 4) identifies ten trees, two of which are off site and all of which are protected trees per Martinez Municipal Code (MMC) Chapter 8.12. Surrounding land uses include residential to east; parks and open space to the south; and cemeteries to the west and north.

Figure 1 – Site Aerial

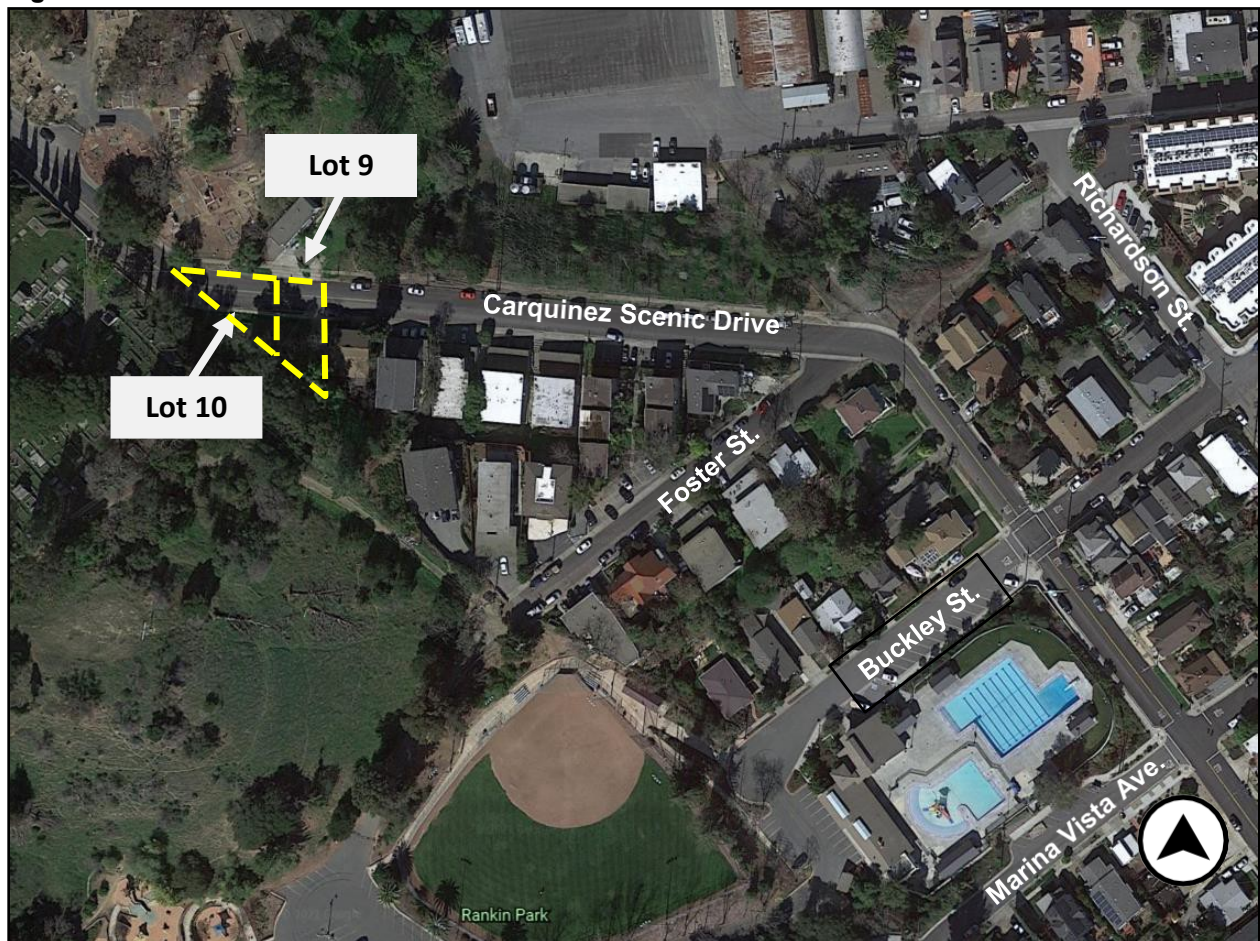


Figure 3 – Architectural Design for Lot 10



Figure 4 – Color Scheme for Lot 10

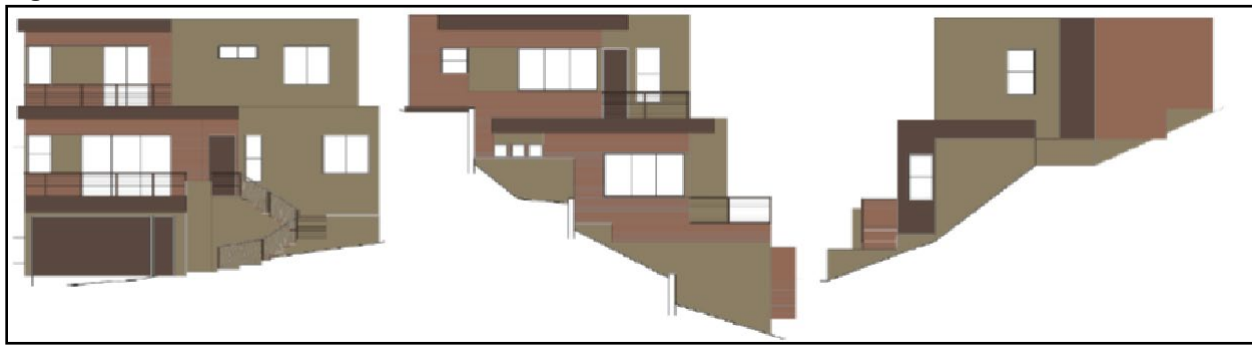


Figure 5 - Architectural Design for Lot 9

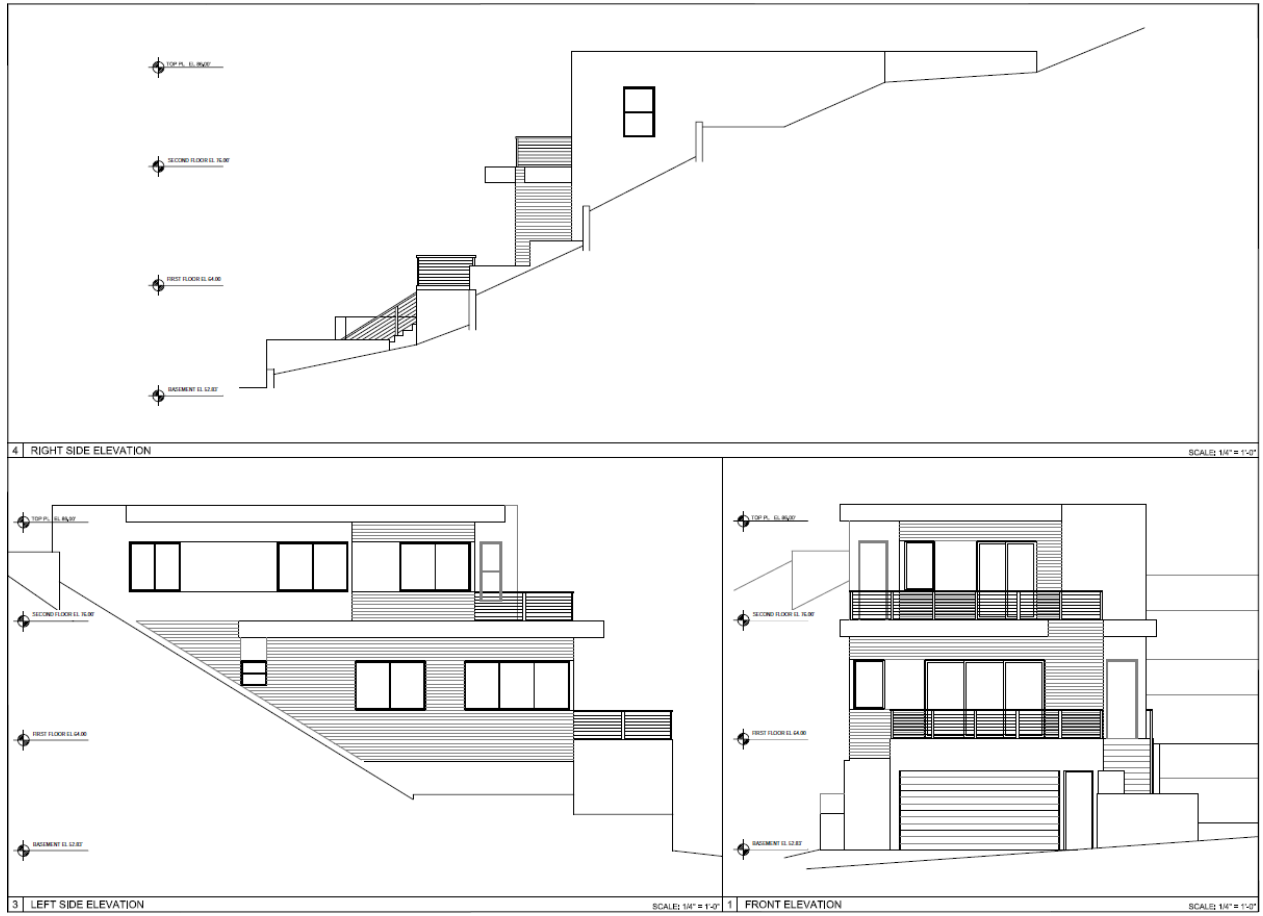


Figure 6 - Color Scheme for Lot 9

