

**MINUTES
PLANNING COMMISSION REGULAR MEETING
MAY 18, 2010**

1.0 CALL TO ORDER

The Regular Meeting of the Planning Commission of the City of Highland was called to order at 6 00p m by Chairman Haller in the Donahue Council Chambers, 27215 Base Line, Highland, California.

Present Commissioners Randall Hamerly, Trang Huynh, Milton Sparks, Michael Stoffel and Michael Willhite, Vice Chairman John Gamboa and Chairman Richard Haller

Absent: None

Staff Present: John Jaquess, Community Development Director
Sean Kelleher, Assistant Planner
Ernie Wong, City Engineer
Jim Godfredsen, Project Manager
Tim Maloney, Contract Landscape Architect
Linda McKeough, Administrative Assistant III

2.0 COMMUNITY INPUT

There was none

3.0 CONSENT CALENDAR

There were no Items

4.0 PUBLIC HEARINGS

There were no Public Hearings

05-18-10 PC

5.0 LEGISLATIVE

- 5.1 DRA-010-003 - A Design Review Application for the construction of thirty-five (35) new single-family homes on-site and off-site improvements associated with Approved Tract Map 18677. The subject parcels of land combined to form a 9.37 acre Site generally located at the northwest corner of the intersection of Cypress Street and Palm Avenue. The Site extends north and west from this location with Ninth Street running through the center of the Project. Assessor Parcel Numbers 1192-461-59 through 69 and 1192-481-70 through 94. Representative: Keith Herren, Williams Homes Inc.

Chairman Haller introduced the Item and called for Staff's presentation.

Assistant Planner Kelleher gave the presentation from the Staff Report and explained the Project's design, proposed colors, landscaping and Conditions of Approval (COAs) to the Commission and then concluded his presentation.

Chairman Haller asked if the Commission had any questions of Staff.

Commissioner Hamerly asked if the Landscape Median is not part of the Landscape Plan review and Assistant Planner Kelleher responded the landscape plant materials are okay, but with a twelve inch (12") wide step behind the back of curb required for Maintenance Personnel to walk along and provided an example that is similar with the Jack in the Box landscaping. The Applicant did discuss to do a stain and the Commission can review / approve and not have to have the Applicant return to the Commission.

Chairman Haller asked if the Commission had any further questions of Staff. Hearing none, he then asked if the Applicant would like to make a presentation.

Mr. Keith Herren, of Williams Homes, 21080 Centre Pointe Parkway, Suite 101, Santa Clarita, California, addressed the Commission. He thanked both the Commission and Assistant Planner Kelleher's presentation and that he is excited to do the Project. The detached garages are unique and that they are similar to Post War Housing and is coming back in the last ten to fifteen (10 – 15) years as a neo-traditional planning and will see a lot of detached garages and at times, you will see alley – loaded, as well, but was unable to do that in this particular case, because the Map is already set. He likes this kind of homes with the detached garages that have a special look and feel and reiterated the detached garages is one special feature for this Project. The nature that the Project is all single story homes is another special feature and as you drive down Palm,

05-18-10 PC

Cypress or Ninth there will be very little impact and will barely see the rooflines of the homes. You are going to see landscaping and have a wall and a little bit of the rooflines and reiterated that the Project will have a very low impact from the homes across the street, as well as you drive down the street. With regards to the detached garages, with the massing of the homes and not having a flat garage, makes a quaint home with a driveway area where children can play there, ride bicycles, tricycles, etc and keeps children out of the street. Usually in a garage, there is a "Shop Space" to work it in and with the driveway and with additional off-street parking. Mr. Herren said this is not the norm when he got Highland, but is a good alternative with the vinyl fencing in lieu of concrete block for the interior walls. The perimeter walls are all in place, other than a small piece that is missing and that they are replacing. We are just talking about interior walls, so you really won't see them, unless you live in the home, a person will not see them as you drive down the street. You have to be in the house in order to see the walls and vinyl fencing is done pretty much in Southern California and is a very nice alternative to block, or even tubular steel.

With regards to the Landscape Parkway, he brought a graphic with him for displaying purposes and explained the graphics to the Commission. There is a five and one-half foot (5'6") Parkway back to curb, followed by the sidewalk and then (street) tree. This is a different community in Valencia, but with the same landscaping and the same age is also costlier, but it makes it as a better community. The street is a much wider street and the landscaping does not get as close and makes more for a broader piece of asphalt. Staff is concerned with the maintenance and is willing to resolve that issue with them. The Landscape Maintenance District is existing, but would have to add that area into it, or let the Home Owner maintain and is acceptable whichever way the Commission would prefer to go.

Chairman Haller asked about the trees would be located in the Parkway's Right-of-Way and if it is the City's responsibility to maintain the trees in front of the houses and asked if that was the concept and believed this would be a first or it may exist somewhere else in the City that he is unaware of. City Engineer Wong responded and said this issue was discussed with the Developer about one (1) week or so ago and at some length. Aesthetically, the proposed Trees are closer to the street, then the sidewalk will separate it from the traffic with some landscaping. By itself, that concept is a nice concept in appearance, but the City has not used this concept in most of the developments, with the exception for particular reasons. Reason No. One is from a maintenance standpoint, you put landscaping in the Right-of-Way, especially with Street Trees, in that it becomes a burden with the City's Maintenance Budget. Reason No. Two is the area within

05-18-10 PC

the Parkway area between the sidewalk and street and is still a narrow street and is only five and one-half feet (5'6") wide and in his experience, he has seen some neighborhoods that home owners do not provide adequate maintenance for a separate strip of landscaping that is separate from their front yard. Therefore, while the initial purpose is to add to the aesthetics with the Street Trees, you kind of end up with taking away from it because it is a piece of narrow landscaping that some home owners do not pay attention to. The Third Reason is the Parkway area is five and one-half feet (5'6") wide and is really is not a very appropriate width for proper growth of Street Trees, and in time, it could do damage to the curb / sidewalk because the Street Tree is closer to the concrete and suggested to locate the Street Tree within the Front Yard where it has room to grow, including its root system. City Engineer said for these Reasons, Staff is not recommending using this Project to install the landscaping between the sidewalk and the street. City Engineer Wong said there are other locations where this design is being used, but are in the Master Plan Projects and the Home Owner Associations actively maintaining landscaping and is a different situation where you do not have to worry about the street landscaping not being maintained by the Property Owners. Mr. Herren responded that it is within the Right-of-Way and would be a Landscape Maintenance District burden. With the existing Landscape Maintenance District along the Parkway on Palm Avenue Median and as you turn onto Ninth Street, we are just extending the Landscape Maintenance District.

Chairman Haller asked how is the maintenance treated with the Street Trees being a high maintenance item and the irrigation system because with the children playing and walking over the grass and breaking the sprinkler heads. Mr. Herren responded that would be a Home Owner's Association's situation and that the Landscape Maintenance District have the same Maintenance Program and to adjust the schedule when in the summer, the grass needs to be mowed regularly and on a weekly basis and in the winter time, it would be mowed every couple of weeks, and this is just a suggestion. City Engineer Wong added the Landscape Maintenance District concept was discussed with the Developer and the City's operation standpoint, that yes, the Landscape Maintenance District will legally provide a Funding Mechanism and the cost for the maintenance will eventually be passed on to the Home Owner and would not be the City's burden. The Landscape Maintenance District has a fixed Maintenance Schedule and the maintenance for the Landscape Maintenance District is usually scheduled from several weeks to months and is farther apart while the Home Owner maintains it and usually mows every week. Most of the City's Landscape Maintenance Districts are behind the people's Back Yard and is a Major Arterial Street. The

05-18-10 PC

landscaping is separated by a Tract Boundary Wall so the individual Home Owners do not see. In this case, the landscaping in the Landscape Maintenance District being in the Home Owner's Front Yard, would receive less frequent maintenance and the result would be that the Home Owner would complain with the City. If the City would increase the level of maintenance, the cost would go back to the Property Owner and the City's maintenance cost is usually more expensive than the Home Owner's costs and indicated his concern with the Landscape Maintenance District located in front of the Home Owner's Front Yard, would not be economical and would probably result in more burden to the City's administrative work and a less than a happy Home Owner.

Commissioner Hamerly asked if there would not be a Home Owner's Association and Mr. Herren responded that is correct, but there will be CC & Rs. Commissioner Hamerly asked there would not be an active Home Owner's Association that would be in charge and have the authority to send a letter to someone indicating to trim the weeds, or do some kind of maintenance and Mr. Herren responded that is correct and that is why there is the Landscape Maintenance District. Commissioner Hamerly stated he is not a big fan of the Landscape Maintenance District, especially in Internal Streets, loved the Parkway idea, especially in a neighborhood like this where you are going to have a higher intensity for small children and that the extra Parkway is an extra margin of safety. Commissioner Hamerly then asked Mr. Herren to consider in pursuing the Parkway concept would be change it out so that you would have something that requires no irrigation and suggested a tighter groundcover in lieu of turf, trees that could exist without having any additional precipitation needs and be a more native species and also suggested with root barriers might eliminate the risk of sidewalk buckling. He reiterated he liked the Parkways and what they do for the neighborhood which makes it a better pedestrian experience, but the safety for the children in the neighborhood is a big issue. So in taking the turf out and installing low growing groundcover or small hedges, or something like that in order to trap the toys, balls and things from them rolling into the street which might be the way to go.

Commissioner Hamerly commented the Exhibits that were shown in the Commission's Packet were not solid fencing and had some fairly large gaps in the fence, one was the contemporary and the other was the open rail and then asked the Applicant if these were the types of fencing that he was proposing for the Interior Yards. Mr. Herren responded those were just examples of solid vinyl fencing and what they would do is the solid vinyl fencing that would be in between the homes. The ones that were in the Agenda Packet, would be in

05-18-10 PC

between the garage and the home. Commissioner Hamerly explained how he had read that and how some fencing would be thirty-six inches (36") high and some which would be forty-two inches (42") high and understood the open picket system for that, but he did not see any Exhibits in there that he would feel comfortable with for in between properties to keep small dogs or toys from going through. Mr. Herren responded said on the property line, there is a five foot (5') solid vinyl fence and is here to answer any questions the Commission may have and added Mr. Carlton Lockwood, who is the Applicant's Civil Engineer, Mr. Kevin Hobbs, who is the Landscape Architect and Mr. Lance Williams are here to answer any questions the Commission may have.

Chairman Haller asked if the Commission had any further questions of the Applicant or Staff.

Commissioner Huynh commented when his family first moved here, he did not have a Home Owner's Association, but did have a Parkway like this and they maintained the little strip and his portion was only four feet (4') wide. There were sprinklers and the grass was mowed and he believed he had to sign a statement as the Home Owner, they understand as a Home Owner, they maintain that piece of the Parkway and believed they did not have any CC & Rs, either and every Home Owner maintained the Parkway strip. The proposed Parkway is nice and agreed with Commissioner Hamerly and suggested to install a curved sidewalk, rather than a straight sidewalk. He has seen a lot of Tracts in Highland that you have concrete next to the street and is very boring. When you have a sidewalk right next to the street, you have the handicap path of travel and bump the driveway out another four feet (4') so that the wheelchair person can go around it and not place a big pot of flowers there that would destroy the whole purpose. You need to ensure with the ADA requirements and how the trees can become a liability for the City to maintain and also suggested to move the tree inside and reiterated the Parkway concept is a nice concept. Commissioner Huynh also suggested to Staff to contact the City Attorney to prepare a statement for the Home Owner's signature acknowledging how the Home Owner has to maintain the Parkway. Mr. Herren responded with regards to the Landscape Maintenance District, there will be no Home Owner's Association and that there will be CC & Rs which will disclose and notification to the Home Owners, as well as when the property is sold to the Home Owner, reiterated that is their property to maintain. Commissioner Hamerly responded the document has to be signed by each subsequent Home Owner acknowledgement then it is not just saying here is your CC & Rs packet, read it, understand it and that nobody is going to memorize the CC & Rs packet, but if the Home Owner has to sign a document saying that they

05-18-10 PC

are aware of it and Mr. Herren responded so that they are aware of it and that it is not a problem and that there would be a lot of disclosures, and that would be another one, if that is one that you want us to do

Chairman Haller said that it seems complicated and then asked what if the Home Owner wants to plant another tree, that would create a lot of interface between the Home Owner and the City, which takes time, and creates angst. He also grew up in a community with a Parkway in it and he loved it and doesn't visualize how this is going to work and seems it is going to create a heavy burden on the City and now, you are dealing with individual Home Owners that even if there is a signed statement and when it comes time to pay all that money to maintain a tree, they are not going to want to do it. So then it is going to fall on the City and the City has to make sure that they have the resources to maintain the trees. He believed that there will be an expectation again, even though the Home Owner had signed the statement, that if a sprinkler head breaks, that the City will be out there the next day fixing it or they just don't bother doing it and then the water costs go way up. Commissioner Hamerly said to modify the Plant Palette in the Parkway so that you don't have a bunch of pop-up sprinklers because you know that there will be bicycles and wagons and what have you going down the sidewalk. The lower maintenance and lower water use Plant Palette that you put out there, he thought the better off you are going to be and treat it like a Median. He also indicated if the Parkway is part of a streetscape, since that is technically not on the Home Owner's property, they cannot change out the Tree Palette in a Parkway, they can change it out in their Front Yard, even it is a part of a neighborhood look how everyone has a one certain tree in their Front Yard, and reiterated they cannot change out in a Parkway and so there is a certain leverage that we have there.

Assistant Planner Kelleher stated with regards to the Water Efficient Ordinance, there are no pop-up sprinkler heads due to the fact you are so close to concrete on all four (4) sides of the Parkway Area and in terms with the Landscape Palette, he could see it going more towards in the direction with shrubs. With regards to the trees, Assistant Planner Kelleher indicated he could not speak on that have the Developer work with the City to change out the trees if they are damaged, and also it depends on what type tree is selected / planted from the Palette.

Commissioner Stoffel stated how the tree makes it look nice. He also grew up in a neighborhood that had giant pine trees that lifted up the sidewalk from everywhere and there were patched pieces of sidewalk that was really bad.

05-18-10 PC

Nowadays, can install large trees with root barriers and if the tree needs to be replaced, if you place into the CC & Rs, if the tree(s) is damaged, it has to be replaced with a like tree and all that stuff has to stay there. He further stated how no one reads their CC & Rs and reiterated he likes having the trees there. Commissioner Hamerly stated that it is also picking the right kind of trees, too.

City Engineer Wong responded with the Parkway landscaping, he offered the street trees put into the City's Landscape Maintenance District and not upset the Home Owner's sequence of maintenance and with the Funding Mechanism for this Tract if street trees are installed between the street and the sidewalk, and as well as for new Projects are concerned. There would be an Interior Street Landscape Maintenance District for the street trees.

Commissioner Stoffel asked about it would be for the trees only and how he used to mow it and take care of it and how he would climb up the trees and the branches would break. City Engineer Wong responded there is a Tree Trimming Program and would be part of the Tentative Tract Project. Commissioner Hamerly said maybe annual maintenance and Commissioner Stoffel said the Home Owner on the corner would be responsible for their Side Yard which makes sense and when most people buy a house, you have grass all around it, a person would think you would have to take care of it. City Engineer Wong responded that happened in another Tract. Chairman Haller suggested with the CC & Rs, it would tell the Home Owner to maintain whatever low level plants that are in there and whatever landscaping is in there. It would say that the City would maintain the tree, so what happens if you have a Home Owner that does not maintain the landscaping which is in the City's Right-of-Way. City Engineer Wong said with Weed Abatement Program, the City would notify the Home Owner if the sidewalk is next to the curb and the trees would be in the Landscape Maintenance District. Chairman Haller said if the trees are in the Landscape Maintenance District, but there would also be utilities, irrigation systems, electrical costs, etc. would also have to be a part of the Landscape Maintenance District. Assistant Planner Kelleher responded with the Home Owners, they will maintain the landscaping, as well. He explained the only difference between the landscaping being maintained, in this case, or in the other case, it will still be in the City's Right-of-Way, it just a matter of where the sidewalk is located. You are still going to have that landscape area either behind the sidewalk or have it between the sidewalk and the street. No matter what, the Home Owner is still going to be responsible for it. He then explained to the Commission that the ownership is not changing, it's just the location of the landscaping that is changing and the location of the sidewalk. No matter what, the City will still have a five and one-half foot (5'6") width of landscaping within the Public Right-of-Way.

05-18-10 PC

that will be maintained by the Home Owner. It will also be running off of the same irrigation system. Mr. Herren asked if the Right-of-Way is twelve feet wide and City Engineer Wong responded and explained the various distances between the curb face, sidewalk, etc.

Vice Chairman Gamboa asked that if this is for only four (4) homes for the Side Yards for the Parkway and Community Development Director Jaquess responded there was discussion about the question of the "out-of-sight, out-of-mind" issue whether on the side of the house that the Home Owner does not see out his front window and if the Home Owner would maintain it and that is the question that Assistant Planner Kelleher was raising and that is why that was suggested of a potential Landscape Maintenance District and also how City Engineer Wong raised the concern of the level of maintenance on the City with the Landscape Maintenance District and ultimately, the question is, the consistency of the level of maintenance on the Home Owner's part. Typically, they maintain the Parkway, and in his experience, about the same level as their front yard and Commissioner Hamerly stated there is also a small upslope that is addition to the Parkway between the sidewalk and where the (outside) fence locations are proposed. There is an occasion where they are going to go over there, not only to maintain the Parkway, but the upslope area and Commissioner Stoffel said also their Side Yards, as well.

Commissioner Willhite asked who will maintain Lot "A" and Assistant Planner Kelleher responded the City and will be in a Landscape Maintenance District. Commissioner Willhite asked if the sidewalk raises from the trees in the Parkway and someone falls and breaks a leg, who will be responsible and City Engineer Wong responded generally, the City. Commissioner Willhite said how he had a house in San Bernardino and that is exactly what happened. A lady in her mid-70's fell over a raised area and he kept calling and they would not come out. She had broke her hip and sued the City of San Bernardino and within a week, they replaced my area of sidewalk. Unfortunately, the whole street on both sides were the same way and they just fixed only mine because that is where she fell. City Engineer Wong responded that the City has an annual inspection of the sidewalk and Commissioner Willhite said, but the sidewalk would be replaced at the City's expense, correct? Community Development Director Jaquess said it can happen with the tree on either side of the sidewalk. Chairman Haller stated that theoretically, it would not happen with a root guard and Commissioner Hamerly added with the correct selection of trees. Commissioner Willhite stated he is concerned with safety issues when the sidewalk starts lifting and people

05-18-10 PC

walking down it Mr Herren responded there is a product out there that Assistant Planner Kelleher mentioned earlier with a root barrier which would be placed around the tree and forces the roots to go down and how someone had mentioned the selection of trees is also pretty critical But there are Oak trees that typically put roots down and is willing to work with Staff with the selection of the correct trees for that Commissioner Hamerly said the roots are going to go after the water so if there is a lot of surface water, put PVC that goes down six feet (6') it is going to channel the roots down, but you want to go after a tree that's going to send down roots as opposed to chasing the irrigation water that is on the surface and that is why you would want to put the barriers in

Commissioner Willhite said that mine was the same way, and he did mow the grass between the trees, and ended up that the root ball was almost one foot (1') high above the sidewalk and that it lifted everything and it takes about twenty to thirty (20 – 30) years Commissioner Hamerly said that on Greenspot Road, where there is the Parkway, there are Eucalyptus trees that are buckling the sidewalk about eight inches to ten inches (8" – 10") and the other trees are not buckling the sidewalk and are perfectly fine and that there are probably four (4) different trees that you are going to encounter going down Greenspot Road and you can see the difference in the adjacency to the sidewalk with the species of trees that makes a big difference. Commissioner Stoffel asked what is their preference and Assistant Planner Kelleher responded and asked the City's Contract Landscape Architect to comment

Contract Landscape Architect Maloney addressed the Commission He stated the Street Tree is Camphor Tree With regards to the selections of the Developer's trees, he is willing to work with the Developer and the root barrier work well, but not with Camphor Trees Commissioner Stoffel asked is there a preference with the Developer and Mr Herren responded that he liked the arranged proposal and once the trees are mature, the Commissioner is right in that who wants to spend money to go out there and the Home Owners are not thinking about that and Commissioner Hamerly added they are not going to be motivated to do that Mr Herren continued but putting the trees in, but not including the lower levels, is probably a good compromise. There is an existing Landscape Maintenance District so then we could latch on, and in that way, everyone in the community can enjoy, but also pays It is not a City expense and that it is a LMD expense and reiterated that it is a pretty good compromise Vice Chairman Gamboa agreed with Mr Herren's comments Mr Herren added that we can educate the Home Owners on that in the C, C & Rs

05-18-10 PC

Chairman Haller asked about "tweaking" Engineering's COA and Commissioner Huynh asked if the Commission is done with the landscaping issue, because he has a question about the vinyl fencing. Chairman Haller asked the Commission if they were done with the landscaping issue and Commissioner Hamerly responded that he thought that we didn't even get into that, in that we were just working our way through the presentation. Chairman Haller asked the Commission if they would want to consider the landscaping first. Mr. Herren added he is here for any questions the Commission may have.

Chairman Haller asked if there is anyone else who would like to speak on the Item. Hearing none, he continued on with comments on the fencing design.

Commissioner Huynh asked what is the purpose for having a vinyl fence between the properties, is it because of the costs, or the looks, and with it being in a very windy area, he thought that the block wall fencing would be more doable and requested an explanation. Mr. Herren responded how vinyl fencing will hold up just like the block wall fencing to the wind because there are still posts that go into the ground and that it is a very durable, sturdy wall and it really comes down to the costs. On a home that is \$200,000 - \$250,000 it is a big expense to do a block wall. If we were building \$500,000 - \$750,000 homes, not in the percentage of the cost of the wall, it is probably negligible. He reiterated that it really comes down to cost and a home of this price point, it becomes a big cost and indicated that it costs for a home's block wall is approximately \$9,000 and with vinyl, it's \$6,000, on a typical lot here. Commissioner Huynh said he was concerned with over time, the vinyl fencing would not be durable as with block wall. The Home Owner may come in and replace it with a different type and material, they may paint it a different color and then you would have a mix / match of a variety of materials out there, and very soon, the whole neighborhood doesn't look as nice as the original kind and reiterated that block wall is more standard and that no one would mess around with it. Mr. Herren responded that he is not going to tell the Commission that vinyl is more durable than block and the block is certainly more stable and indicated that it is just a cost issue. He said with the CC & Rs restriction and people will do things that they will do. The good news is that the vinyl fence is really hidden and that only you and your neighbor would see what you did to that wall. It is not any perimeter walls, just interior walls and that is really the issue. Vice Chairman Gamboa indicated if the Applicant goes with the vinyl, the City Council might have an objection to it and if the Applicant goes with the block wall, the Developer may go to the City Council and go for the vinyl. So it doesn't matter which way the Commission may go, and the City Code says block wall and as far as the Commission's determination is, that most of the new homes are building block walls between the homes.

05-18-10 PC

Commissioner Willhite stated that he has a block wall with a permanent foundation all the way along and it improves the neighborhood and will hold animals / big dogs that have a habit of digging underneath and making holes and causing problems. Commissioner Hamerly added and of course, at five feet (5'), they are going right over that, anyway.

Commissioner Sparks asked why not a six foot (6') fence and that some people might have swimming pools in their back yard and a person could walk up who is taller than five feet (5') and look right over the top, and reiterated why not a six foot (6') high fence, if any. Commissioner Willhite asked what is the Code on that and both Commissioner Hamerly responded it is six feet (6') and Assistant Planner Kelleher responded the height of a fence is six feet (6') for a pool. Mr. Herren asked for a pool and Commissioner Hamerly responded affirmatively. Mr. Herren thought for the typical property line and Commissioner Hamerly stated the typical property line it's six (feet) (6') and Mr. Herren responded he thought it was five (feet) (5') and further indicated that they typically build at five (feet) (5') and that at six feet (6') starts to kind of feel like prison where you get a lot of enclosure where at five (feet) (5'), allows you to at least kind of look around a little bit. Commissioner Hamerly responded that it is kind of a split and how the Commission hears as many people complain about privacy in their back yards. Mr. Herren had mentioned five feet (5') and he thought it was the appropriate height. Assistant Planner Kelleher responded that Staff Recommendation is a six foot (6') block wall and there is nothing in the Code says that the wall has to be six feet (6'). Commissioner Stoffel asked about when did it become block wall with the City Council and Assistant Planner Kelleher responded about two (2) years ago. Commissioner Stoffel stated how personally, he is looking at more houses that most people are, when I look at the ones with the wood fencing and the wrought iron, I think it's that. With the vinyl and the block wall, he thought that is a good mix together and personally, looks good together and cost effective, that makes sense, too. Mr. Herren responded and indicated that they are building the Hidden Creek community right now and just started trenching over there eleven (11) homes and that was approved prior to the Code changing and has vinyl in between. If you go through that community where the homes were built three (3) years ago, it also had that vinyl in between, but yet, the perimeter is block and he thought that it looks very nice and that would be the same proposal that we would suggest here. Community Development Director Jaquess stated there is another option, but has not been presented, but has been used in the past is that have block at the return walls on the Front / Side Yards so that when viewing from the street would be block, and non-block as an alternative from the vinyl choice side as an option.

05-18-10.PC

Assistant Planner Kelleher stated that would then be consistent with the Red Hill Tract and Mr Herren added that would be appropriate Commissioner Stoffel said the homes that are at the end of Base Line, off the front and the side of the house back five feet to ten feet (5' – 10') that it looks goofy in that it goes back and part of it is wrought iron which is no offense to anyone who approved that before and Assistant Planner Kelleher responded the wrought iron was used in order to maintain the viewscape on top of the hill and Commissioner Stoffel responded that it still looks goofy Vice Chairman Gamboa said that he has no problem going with the block Front and with the vinyl Side as it is per the cost-wise, and was under the assumption that whatever the Commission does, it might be appealed to the City Council and Commissioner Stoffel said right. Commissioner Hamerly added if the Applicant doesn't appeal it, design review wouldn't automatically go to City Council, would it? Chairman Haller responded unless City Council wants to pull it forward and Commissioner Hamerly said that's true Mr Herren responded if they want to go forward with the proposal with the vinyl, they have to get approval from the City Council, correct? Assistant Planner Kelleher responded no, and explained why if it is not appealed and they get approval for the vinyl and Mr Herren said okay Commissioner Stoffel said it would look better to have the block wall in Front and going back a little bit and vinyl in the Back and would save money in putting in vinyl in rest of the way and that it would look nice, if that is an option Chairman Haller asked what is the consensus of the Commission Both Commissioners Willhite and Huynh suggested full block Vice Chairman Gamboa suggested full block Commissioner Hamerly suggested as long there is a full envelope of block and can't see what is going on behind it, he has no problem with it Chairman Haller stated the Commission is split – some are saying full block and some are saying block from the Front and vinyl on the Sides

Commissioner Stoffel said while we are talking about the block, it says somewhere in there about growing vines on it and Commissioner Hamerly responded on the perimeter Commissioner Stoffel asked on the outside and Chairman Haller responded it's on the Side Yards Community Development Director Jaquess responded it's on the Street facing side of the block wall and is a standard City requirement Commissioner Stoffel said it looks so awful when they look dead and both Chairman Haller and Assistant Planner Kelleher added it's for graffiti Commissioner Stoffel asked if the wall has to be coated with the graffiti stuff and then have the vines growing on them Assistant Planner Kelleher responded that vines take time to grow in so if the coating is put on it, it allows for easy maintenance to clean the brick wall Commissioner Stoffel asked who maintains the vines when they start to die and it looks really awful and Assistant Planner Kelleher responded that would be dependant on the location Commissioner Stoffel said that it was his personal opinion that it looks like "crap"

05-18-10 PC

Chairman Haller stated but it can look good and further stated how Caltrans does that all along the Freeways now Commissioner Stoffel stated there was a spot down Base Line that he thought that had it and how half of the island was dead when it was growing on the walls and I have to drive by it and look at it Commissioner Hamerly said it was on the Ranch and explained how it is planted eight feet (8') on-center and that sometimes, it never fills in, depending on the species, so if you would plant it a little bit tighter, it would grow in quicker and it wouldn't have the intermediate risk of graffiti that some of the wider spacing does Community Development Director Jaquess said most recently wall that he recalls is located on Highland Avenue just east of the 330 Freeway and it's already filled in and Commissioner Hamerly stated that is the old Christmas Tree Farm (on Atlantic Avenue) Commissioner Stoffel asked if it is all alive and Community Development Director Jaquess said right, it is alive and doing well

Chairman Haller asked the Commission if there still is a consensus that the wall be vinyl on the Interior Side Yard or should it be block all the way around Commissioner Willhite responded that he is looking long-term and indicated the vinyl is fine, but it is not going to last as long. He understands that it is going to save money, but is unsure that the Commission is here to save them money We could say that we don't want a tile roof, and could put compound, but we don't want that We need to do what is best for the community and I say to go along with the six foot (6') high block wall It is going to add value to the property

Commissioner Huynh said this is a walled system out there and with a two-wall, you don't need to have the rebar every two feet to three feet (2' – 3') and that you could go four feet to six feet (4' – 6') and that wall could go six inches (6") wide, but still is a block wall and believed if he mentioned the name, "ProtoTwo" you would know what he is talking about and those things are not that expensive E believed that the block wall is still good He does not want the Home Owner in five to ten (5 – 10) years, for whatever the reason, to replace the wall and that it is more solid with the heat, the wind, and is kind of a problem-free type of wall system Except for earthquakes. Commissioner Willhite responded the block wall acts also as a sound barrier When they raise that one (1) section of wall, that will fix their sound problem Assistant Planner Kelleher responded the block wall will not fix the sound problem, and gave an example with the block wall located across the street on Palm Avenue and with the traffic noise Commissioner Hamerly stated with the traffic noise, even an eight foot (8') wall would not help because how sound travels

Chairman Haller said / asked if that a six foot (6') block wall is a show stopper Mr Herren responded he does not believe it is a show stopper and there may a little bit of a compromise and if they do the block wall at five feet (5') in height and does not want to create a prison look and reiterated that at five foot (5') height

05-18-10 PC

would be more appropriate than at six feet (6') Commissioner Hamerly said he would support that because there are a lot of yards in there at five foot and six foot (5' and 6') distance from the property line so even if you would put a six inch (6") block wall in there, you are now taking it down to four foot, nine inches (4'9") from face of wall to face of house wall which would be really tight He asked about siting some of the houses where you are going to have trouble with getting into the back yard with anything but with the skinniest of lawn mowers and to put garbage cans in there so that would be a safe compromise to reduce the height of the wall so not have the alley effect on some of the Side Yards Mr Herren responded the fence is between the detached garage and the home would be either a thirty-six inch (36") high or forty-two inch (42") high vinyl fencing Commissioner Willhite said we're talking just in between the houses and Mr Herren responded affirmatively Commissioner Stoffel asked so then there will be vinyl from the garage to the house and Vice Chairman Gamboa said from the detached garage to the house and Commissioner Hamerly said it would be built between garages and Mr Herren responded affirmatively Commissioner Willhite said you're right with a five foot (5') vinyl and if they want to put in a pool, they can put on top of it and he has seen that happen, as long as they can find something close to make it look right Commissioner Huynh said the County Code states five feet (5') for a fence with a swimming pool Vice Chairman Gamboa responded he does not have a problem with a five foot (5') block wall

Chairman Haller asked the Commission if he had consensus on that

Commissioner Stoffel asked for clarification if there is going to be some vinyl fencing and Commissioner Hamerly responded it would be between the garage and house Commissioner Stoffel said that it sounded like the Commission did not want any vinyl before Commissioner Hamerly responded and said that we changed our minds Vice Chairman Gamboa said it would not be between the Lots Commissioner Stoffel said but it would be located in the Front Mr Herren responded that it really wouldn't be in the Front – it's only where the garages are recessed Commissioner Stoffel said he was only thinking out loud and now he understood

Discussion ensued between Mr Herren and Contract Landscape Architect Maloney regarding the height and wall materials that are displayed on the Board

Vice Chairman Gamboa suggested for Lots 27 and 28 have a five foot (5') block wall between the garage / house and Assistant Planner Kelleher responded that could be added as a Commission directive to Staff

05-18-10 PC

Contract Landscape Architect Maloney clarified about the landscaping since the Plans do not show it, but believed there is a COA requirement and Assistant Planner Kelleher responded it is Planning COA No 3 Chairman Haller asked then is that where the three foot (3') high vinyl fence would be between the two properties Both Commissioner Hamerly and Community Development Director Jaquess responded no, and that would be between the garage / house where it is really narrow

Chairman Haller asked then how do you secure your the Back Yard Mr Herren responded the property would be with a thirty six inches (36") or forty two inches (42") high vinyl fencing. Chairman Haller said then you do not secure your Back Yard then and a lot of people would really want a five foot (5') high wall all around the Back Yard. A gentleman who did not identify himself who spoke out in the audience asked if Chairman Haller meant "around here" and Chairman Haller responded that is correct The man reiterated Mr Herren's comments a thirty six inches (36") or forty two inches (42") high vinyl fencing as opposed to a big wall. Commissioner Stoffel said then you could jump right over the Back Yard. Chairman Haller responded that is a significant difference and reiterated a lot of people are used to that five foot (5') high wall all around your Back Yard so it is secure and give some feeling of security and the gentleman responded _____ (inaudible on the Tape), whatever you want Chairman Haller stated if the Home Owner has a pet, you can't contain your pet in your Back Yard and the pet can get over that (the fencing) and Commissioner Hamerly added if the Home Owner has a small child, the child can climb over a three foot (3') (fence) so you would want to secure your child, too Chairman Haller stated so you might want to change the fencing out if the Home Owner has a pool, or a pet, child Mr Herren said that it is far enough back

Commissioner Stoffel said somebody is going to change it out and put in a wooden fence / chain link fencing Mr Herren responded he believes that it is far enough back where it is not very visible Vice Chairman Gamboa asked if the Home Owner would replace the fence, it would have to be block or similar material and Community Development Director Jaquess said no, and that it has to be enforceable and Vice Chairman Gamboa said okay Commissioner Hamerly said because if it is a COA, it goes in force with the Certificate of Occupancy Mr Herren responded and indicated that could be placed in the CC & Rs and that's where that could be handled at Assistant Planner Kelleher added the only way that CC & Rs could be enforceable is through court action and Commissioner Hamerly added in the absence of an active HOA and Assistant Planner Kelleher said exactly Commissioner Hamerly said then we should solve it now Mr Herren said we need to decide what we want Commissioner Stoffel said that the problem is realistically, no one ever really

05-18-10 PC

reads the CC & Rs and Community Development Director Jaquess responded that's true. Commissioner Hamerly stated the City is not going to want to go to court to enforce it and that is why I am saying we should solve it now. Vice Chairman Gamboa asked about placing five foot (5') vinyl fencing there and Chairman Haller responded there are some locations that are visible by the street. Commissioner Hamerly said if we accept Lots 27 and 28, that have a greater separation between the garage, but if the COA says, for an example, the separation between the house / attached garage is less than ten feet (10'), it will be a block wall to match the Side Yard return. Commissioner Stoffel asked why are those two (2) separated and Commissioner Hamerly said that they have a much greater distance. Commissioner Willhite said between the house / garage, you can see from the street. Commissioner Hamerly said that it's way back around the corner and Commissioner Stoffel said why would I want to walk that from the garage to the house. Commissioner Hamerly said that he was going to get to that and that we are still dealing with fences.

Chairman Haller asked what is the consensus of the Commission.

Commissioner Stoffel said the he was wondering if we are going to change the fence stuff and that we are going to get to that anyway just for that and asked if that should be brought up now.

Commissioner Hamerly said with the garages on Lots 27 and 28, this is more of design and is general on the garages. There are two (2) predominant styles of architecture and does not see any of that style reflective in the garages. His overall comment on the garages, detached or otherwise, try to make them more reflective of the character the architectural style. On Lots 27 and 28, there is a large separation between the house and the garage on the Spanish Colonial style and possibly connect it with a trellis / architectural treatment that is true to the architectural style which will create more of a connection between the house and the garage. With the Ranch style, maybe have a roof connection so no one is traipsing from the garage out through the weather to get their groceries or what have you into the house. It was primarily, those two (2) because the garage was so far separated from the house. It seems as though it would create a nice streetscape if there was some sort of an architectural connection that was appropriate between the two (2) structures.

Commissioner Stoffel said his thought was if someone in the future in that they are going to try and to connect it and make an extra room in the future. Commissioner Hamerly responded that what you have right now is a wall / fence in front of the access point from the garage to the house and if you put in a trellis or a breezeway through there, then the wall moves to the Back yard side of the

05-18-10 PC

breezeway so then that breezeway becomes a covered patio / porch and is more of an architectural treatment that is visible from the street That is why he said there may be another solution in there, as opposed to a block wall Commissioner Stoffel said then we would close it off at the front of the wall and Commissioner Hamerly said right

Mr Herren responded about adding style and asked if the Commission wanted him to propose some features to the garage and Commissioner Hamerly responded affirmatively in that the Applicant has already introduced similar elements to the Elevation with the Front facade which has a break in the pitch roof and has the square posts in that something like that would be in keeping with the character of the house's architecture Whether or not the Applicant wants to get exotic and do stucco arches, but I would not go that far, but reiterated something that is true to the architecture to create a connection between the house and the garage Mr Herren responded that he believed that is fine with that, particularly, if it is on the facade is on the garage where a person will really see it Commissioner Hamerly said with Lots 27 and 28, primarily, the connection between the garages and the houses are part of the streetscape, whereas on some of the deeper Lots, the garage is pushed so far back from the street, the landscaping can obscure that and Mr Herren responded right and those are the only two (2) Lots when a person drives up into the driveway, you are unable to stop at the kitchen door and take your groceries in There is a little bit of a situation that is different there He suggested that he could / should provide a walkway between the two (2) garages and architectural style for the two (2) garages since they are so close He was unsure if he could provide a covered trellis and seems a little bit more elaborate than what we would want to do and reiterated in providing a connection which is critical and providing a little bit more architectural relief on the garages are two (2) things that he can do Commissioner Hamerly indicated back to the fences, with Lot 27, the side door is coming out of the Shop Area and if there is a direct connection between the garage and the house, move the fence back so that the door exits down that walkway / breezeway and that it would become more of a treatment in the Front yard, as opposed to being behind the fence Mr Herren responded that is reasonable and does not have a problem with that

Chairman Haller asked if the Commission had any further questions or comments and Commissioner Hamerly responded to go back with the fences Assistant Planner Kelleher said regarding Lot 27 and the sidewalk between the house / garage and asked if the Commission wanted additional treatment Commissioner Hamerly responded with an open trellis, or solid roof / breezeway and leave it up to the Applicant and that Commissioner Hamerly was proposing some sort of have an architectural connection between the two (2) structures

05-18-10 PC

since there is such a long walk, especially on Lot 28 and there really isn't even a connection shown, walkway or otherwise, how to get from the garage to the house without going all away around the block. Chairman Haller responded how the Applicant did not want to do trellis / breezeway and Mr. Herren responded (inaudible on the Tape) and then Community Development Director Jaquess stated to Mr. Herren that we need the testimony into the microphone because for the Minutes, you would not be able to be heard on the Tape. Mr. Herren apologized and said he was concerned about the connecting the two (2) structures, what does that do to the Side Yard setbacks in does that affect it at all and would they have to sprinkler the garage, we sprinkler the home and now if we attach it with something. Assistant Planner Kelleher said the Developer might have to sprinkler the garage and Commissioner Hamerly asked even if the garage is detached because it is clearly a separation and Mr. Herren said it would have to be looked into and he didn't think so. Assistant Planner Kelleher responded that it is his understanding and the Building Official with detached garages, the breezeway / patio cover has to be sprinklered. Discussion ensued between the Commission and Staff regarding whether or not the roof is solid and whether or not it would have to be sprinklered.

Mr. Kevin Hobb, who is a Licensed Architect, addressed the Commission and stated based on the CBC, if we connect the garage with something that is solid, it becomes part of the house and the fifteen foot (15') Rear Yard area probably comes into play. If the garage is moved closer to the house, it has to, because then it would be no different than the final one that is with an attached garage. Assistant Planner Kelleher said it is not a patio cover as a structural addition, per Planning but both Assistant Planner Kelleher and Mr. Hobb said the Fire Department will. Mr. Kevin said then we cannot build right next to the property line like that, but we could do a detached trellis, something that is not physically connected so seismic reading, everything acts independent. The minute that I attach it, it becomes attached. Commissioner Stoffel asked if there was something like that out in the Ventana (Tract). Commissioner Hamerly said with the Spanish style, if you had a trellis there, some heavy timber stuff there, just to give it a connection. Mr. Hobb responded that would look very nice, but it is too physically attached to the proposed issue and Commissioner Hamerly said okay and Vice Chairman Gamboa said he would be okay with that.

Commissioner Stoffel asked what is the short of the house / garage and Mr. Herren responded that is a trellis structure that is not covered and does not provide protection. Commissioner Hamerly stated that it is more of a shade structure. Mr. Herren added that it would provide a connection as you would enter the community, that would be an aesthetic feature.

05-18-10 PC

Commissioner Hamerly said he would then pull the fence back and would then a little bit of a yard space so that the breezeway becomes more of a feature to the Front Yard. Chairman Haller asked Commissioner Hamerly if that is a Condition or a Directive and Commissioner Hamerly responded that it is a Directive. Assistant Planner Kelleher asked if it would be the Front Yard or Back Yard and Commissioner Hamerly responded Front Yard. Mr. Herren added that would be the Front Yard between the garage and the kitchen where that dark line is – just behind that dark line which he believed is the sidewalk. Mr. Herren clarified that it would be just on that corner home and both Chairman Haller and Vice Chairman Gamboa said Lot 27. Vice Chairman Gamboa added it is just the distance between the two (2) is the reason why we are talking about it and Mr. Herren responded okay and that he is certainly will work with Staff on the design.

Commissioner Hamerly asked if the block wall that is shown on Lots 18, 19, on the west side is existing on top of the slope and Mr. Herren responded affirmatively, that it is existing. Commissioner Hamerly said that is all he had on the fences and walls.

Chairman Haller said back to the consensus. What is the consensus of the Commission for the fencing. Chairman Haller summarized the fencing in that block walls would be in the Back Yard and Front Yard and that the Interior Lot Line walls be block walls and the only vinyl walls would be the short fences between the garages / houses. Assistant Planner Kelleher asked what about Lot 28 and Commissioner Hamerly asked unless somebody can tell him where the door is to get into that house, there is no walkway. Assistant Planner Kelleher responded we could do the walkway and extend to the Back of the house and that there is a sliding glass door at the back of the kitchen. Commissioner Hamerly asked if that is Plan 3 and Assistant Planner Kelleher responded affirmatively. Commissioner Stoffel commented about entering through the back yard and Assistant Planner Kelleher responded or through the slider door and access for the driveway on Plan 3 and explained the path of travel between the garage and kitchen to the Commission. Discussion ensued between the Commission and Staff about the path of travel. Commissioner Hamerly suggested to move the door in the Shop Area towards the back, it then it would have a straight shot to the kitchen and Assistant Planner Kelleher responded no, because of the kitchen door and the side door are located here and the main door is located in the Back Yard. Commissioner Stoffel asked if the kitchen door is located in the Front Yard and Assistant Planner Kelleher responded affirmatively and explained the door locations to the Rear Yard. Commissioner Stoffel stated that people would have a problem with that in that if you have a side door on the sidewalk and there is possibly having another door.

05-18-10 PC

Assistant Planner responded that it should be flipped and do a reverse and Commissioner Hamerly said if you are coming out of the kitchen to do a BBQ in the Back Yard, you want to go directly to the patio area, as opposed to the Front Yard area having a BBQ, unless you want to move the fence forward and connected all the way across there, you would then have a nice patio area that is behind the fence when it would directly connect to the garage and it seems it would be the least damage to fix that one Mr Herren responded he is willing to do a reverse Plan and that it should be Plan 3A, not 3AR and Commissioner Hamerly said then the kitchen would be on the west and there would be morning sun in the kitchen if it stays reversed Assistant Planner Kelleher suggested if extend the wall ninety degrees (90°) angle and explained the options to the Applicant if the house is flipped and do a return and gain this way, and have the morning sun. Commissioner Hamerly said if the Developer does a complete flip reverse, there would be no access except for Bedrooms 4 and 5 and there would be no direct connection between the house / garage and would have to go through the Back Yard Assistant Planner Kelleher suggested to straighten out the block wall and connect to the kitchen area A question was asked by Mr Hobb regarding the wall (inaudible on the Tape) and Community Development Director Jaquess interrupted and asked if the people want to testify, you need to use the microphones Mr Hobb responded if there was any opposition for the wall to come out this way and then go back up and Commissioner Stoffel said that this makes more sense Assistant Planner Kelleher responded there would be no issue with that, but was unsure if there would be an issue if the Site distance with the garage moving forward like that and Chairman Haller asked what is the consensus of the Commission Vice Chairman Gamboa said it would be less expensive to move the block wall and extend out and move it all the way down in the front and Commissioner Hamerly said to keep the house where it is and move the block wall and both Commissioners Hamerly and Stoffel agreed Chairman Haller stated it appears that the Commission is agreeing with the suggestion of rerouting of the block wall Mr Herren responded that is fine and that he is willing to work with Staff with flipping the house and the need to make a clear path of travel from the garage to the house Commissioner Hamerly commented that the Developer might not want to flip the home and Mr Herren responded there is a need to study it a little more Vice Chairman Gamboa said he was fine with the Developer to work with Staff Mr Herren stated he wants to create the best livable situation that we can there and how the Commission brought up some good points, though Assistant Planner Kelleher asked about three (3) Alternatives and how that Staff understands it, asked if any one (1) of those Alternatives would work with the Commission That way, whatever we resolve from that meeting, that we would not have to return to the Planning Commission Vice Chairman Gamboa responded as long as it stays with the block wall, that is fine and Mr Herren added yes, that is fine

05-18-10.PC

Chairman Haller said we are back to the fences now between the garages and house and there is block wall everywhere and Vice Chairman Gamboa said except for the three and one-half foot to four foot (3' 6" – 4') vinyl

Commissioner Hamerly said he is feeling less and less comfortable with the three foot (3') tall vinyl (fencing) if that is the only way of securing a Back Yard and that he does not have a problem with a five foot (5') tall vinyl (fencing), as long as it secures the Back Yard Chairman Haller asked the Commission if that is the consensus and both Vice Chairman Gamboa and another Commissioner responded they would agree with that Chairman Haller then stated he is uncomfortable with the forty-two inch (42") high vinyl fence between the garage and the house and would rather see that as a five foot (5') and Vice Chairman Gamboa interjected solid vinyl (fence).

Mr. Lance Williams, of Williams Homes, 210 Centre Pointe Parkway, Suite 101, Santa Clarita, California, addressed the Commission He stated that he can install it with a five foot (5') vinyl (fencing) and said that he didn't understand the full Planning Code here, but it seems like at some point, the home owner would want to go up or down or modify it interior between their house and the garage and I have some flexibility to do that, but can bring it up to five foot (5') vinyl.

Chairman Haller asked the Commission what would they like to review next and Commissioner Hamerly responded landscaping

Chairman Haller said to go back to the landscaping and Assistant Planner Kelleher responded the Median landscaping and distributed the color sample of the Yosemite Brown for the Commission to consider

Chairman Haller requested Commissioner Hamerly to start with his comments on the landscaping Commissioner Hamerly responded and asked if there are Jacaranda Trees existing now on Palm Avenue and both Assistant Planner Kelleher and Contract Landscape Architect Maloney responded affirmatively Commissioner Hamerly said they are a messy tree hanging over a sidewalk and Contract Landscape Architect Maloney stated there are Jacaranda Trees on Palm Avenue all the way down and should match across the street Commissioner Hamerly asked if this is all the way down Palm Avenue though and there aren't that many on them it's just this one Tract and would hate to make a bad situation and Contract Landscape Architect Maloney interjected and responded stating it is just that one Tract. Commissioner Hamerly said if we are

05-18-10 PC

trying to get a consistent corridor all the way up and down Palm (Avenue) and that is the ultimate plan, it would seem easier to say okay, someday, we are going to step up and replace six (6) Jacarandas, as opposed to running a full mile of them down the street. Contract Landscape Architect Maloney responded and said that is a good point and that Jacaranda Trees are a horrible Street Tree and Assistant Planner Kelleher added stating the how there is a letter complaining about the Jacaranda Trees from a neighbor. Commissioner Hamerly indicated to let's do it and set a precedent that we can live with to go all the way down the street so that we can eventually create a nice corridor and Commissioner Willhite asked if he meant to delete the Jacaranda Trees. Commissioner Hamerly responded affirmatively and Commissioner Willhite said to put something else in and Commissioner Hamerly continued that it is a pretty tree for a couple of weeks a year, but then you are left with the byproduct for the rest of the year.

Commissioner Hamerly indicated with regards to Ninth Street, with Street Trees, in his opinion, it is fairly critical is that there is a regular spacing in that they line up across the street and it doesn't seem to be the case at the intersection between Palm and where you enter Bella. The spacing is a little bit syncopated there so if we can get a regular spacing. Start at the break point and cul-de-sac on the north side of Ninth Street / Palm Avenue and take the same number of trees and space them evenly. With regards to the Interior Street Trees, Lots 18 and 19, create a density and there is no alignment through there. The cul-de-sac on the north end of Bella Tierra and if the driveway on Lot 6 were flipped, Lots 9 and 10 sort of have a common driveway and so would Lots 6 and 7 would also sort of have a common driveway. Assistant Planner Kelleher responded you can't because of spacing and explained why (inaudible on the Tape). Commissioner Hamerly said then never mind and that he was trying to get some balance going at the end of the cul-de-sac, but in general, make sure the Street Trees align across the street and would be a general directive to Staff.

(Note: Commission Stoffel left the Chambers at 7:35 p.m.)

Commissioner Hamerly continued with Planning COA No. 26 on Page 15 of the Staff Report with "Medians with areas narrower than five feet (5') in width shall not be planted nor irrigated, but paved continuously with stamped concrete." and stated he prefer to see that "less than three feet (3') " and would then leave only twelve inches (12") of dirt between the curb plus the walking apron. That is a lot of concrete and almost does away with the whole purpose of putting in a planted Median.

05-18-10 PC

Assistant Planner Kelleher asked what Planning COA and Commissioner Hamerly responded No 26 and further stated how they had a similar discussion with either Dairy Queen or Jack in the Box with the Base Line Corridor and when do we stop with the plant materials and he was thinking if it was at the very narrowest area because it reduced the plantable area to only twelve inches (12") wide at a three foot (3') wide section and Assistant Planner Kelleher responded anything less than three feet (3'), you would then have a one foot (1') planting area

(Note: Commission Stoffel returned at 7 37p m)

Commissioner Hamerly indicated that if it gets down to three feet (3'), that is where we would pave over the whole thing with the stamped concrete. If it is greater than that, then we start planting it and it tapers fairly quickly there at that particular point. He then asked in reading the COAs, is the Planning Commission seeing more Typical Front Yard Landscaping Plans brought back to the Commission for review or does the Commission have Lot 10 as the only exhibit to review because one of the Planning COAs is they are supposed to submit more of the Landscape Plans and Assistant Planner Kelleher responded that it is Staff's intent to bring back to the Commission for review. Commissioner Hamerly stated then he will defer some of his other comments. With COA No 29 regarding Elevation-specific plant palettes and in light of the discussions that we have been having about being drought tolerant, he would lean towards a more consistent Plant Palette that is more durable and drought resistant. Create some accent trees or shrubs that are dominant elements, but leave the overall Plant Palette so that it is drought tolerant and would be a direction to lean towards, as opposed to creating themes for the Spanish and for the Craftsman. Assistant Planner Kelleher responded and explained with the Water Efficient Ordinance, there is a need / requirement to establish water audits for the landscaping. Commissioner Hamerly stated to show how plant materials can be drought tolerant, and can still introduce color, texture and different leaf patterns and say how this is a very low irrigation demand plant material and looks very nice, as opposed to making it look like a jungle and needs a lot of irrigation. There is some very nice plant materials out there that introduce color, texture and size that would work within the drought tolerant plant palette and further indicated that is all he had for the landscaping design.

Chairman Haller asked the Commission what about the Elevations

05-18-10 PC

Commissioner Hamerly asked about pulling the landscaping with the changing of the Street Trees Palette and deleting the (Interior Street Tree) Camphor and Jacaranda Trees to find something more appropriately scaled, as well as the Front Yard Landscaping portion and have the Applicant return with a Street Palette. He said there was a COA to bring back the Front Yard Palettes so now the Street Tree Palette has been redone so his question to Staff was are we pulling the landscape portion of the approval from this approval this evening in the anticipation in that that is going to be coming back and that we can move forward with the Elevations / Plans. Mr. Herren said he was unaware that he would have to bring back the Front Yards and the intention was with the Typical Front Yard because the Plant Palette would be the same and the City has a Contract Landscape Architect that would review these Plans. The intent would be agreed upon here with the Front Yards and the Contract Landscape Architect. Maloney would be reviewing / approving them and the Commission would not have to review the design of each Front Yard and he has never seen that Commissioner Hamerly said with the Typical Front Yard, or a perimeter / corner lots and review the Exhibits i.e. Lots 1, 11, 27 with wrap around Front Yard and the opportunity to enhance with more trees, more accent and that is where the Commission would have additional review. Mr. Herren responded he is willing to increase the landscaping or make those look a little more aesthetic. Commissioner Hamerly said okay, then use as a Commission's Directive to Staff and then asked if the Commission would review just the Street Trees and Assistant Planner Kelleher how the Street Trees are between the Landscape Architects. Commissioner Hamerly responded then the Commission would not see the Street Trees on Palm Avenue or the Interior Streets. Assistant Planner Kelleher responded when the COA was originally written, _____ (inaudible on the Tape) and has evolved _____ (inaudible on the Tape) and Commissioner Hamerly said okay. Chairman Haller stated he knows it's a Directive to Staff, but if the Commission wants it to be brought back, then bring it back and Commissioner Hamerly stated if the rest of the Commission is comfortable with the Directive, he would be a little more interested in seeing what the future holds for Palm Avenue and would be willing to give Staff plenty of leeway on the Interior of this Development to make it all work, but I would like to see what is developing on Palm Avenue. Mr. Herren responded he will prepare an update with Drawings and have Assistant Planner Kelleher to present it to the Commission and Assistant Planner Kelleher stated okay, but it has to be done in a public meeting. Commissioner Hamerly said the Commission may approve the Directive for the Internal Street Trees and only pull Palm Avenue streetscape. It appeared the Commission concurred with that.

Chairman Haller indicated the Elevations are next for review

05-18-10 PC

Vice Chairman Gamboa asked about Page 14 of the Staff Report with Planning COA No 18, that “garage doors shall include decorative windows and trim ” which according to all of the Renderings, it is a solid door Assistant Planner Kelleher responded that it is a Non-Standard COA which has been used for four to five (4 – 5) years now for all of the tracts and with the garages being set back and enhancing the architecture and is a Directive from the Commission and would work hand in hand Vice Chairman Gamboa indicated Plan 1B on Page 2 of the Color Rendering shows vines on the front of the home, but no trellis to support the vines on Commissioner Hamerly said it is shown as Italian Cypress on the Landscape Palette and Mr Herren responded there is no structure / trellis and Commissioner Hamerly added that they are free-standing and not Italian Cypress on the Rendering Vice Chairman Gamboa indicated that he wanted clarification on this

Commissioner Hamerly indicated Planning COA No 18 with a solid door is appropriate for the Spanish architecture and have a recessed or paneled door and okay for a Craftsman style to have the glass inserts in there, but the overall Directive on that is just to make the style of door reflective of the architecture Mr Williams responded as far as garage doors go, typically, we have flexibility to add / delete lights (windows) on the Building and if they could continue that flexibility, that would be great and where some may have them and others may not Commissioner Hamerly indicated with the detached garages where the Shop Area is facing the house, something to consider that aesthetically, you are looking at this mass out at the back of this house i.e from the kitchen or bedroom, it’s nice to have something to look at, as opposed to a bare, stucco wall where you are looking at a blank end of a gable or the low eave and would be nice to put in a window or something to trick that out so you have something nice to look at and especially in the Shop Area, it would be nice to have that extra daylight and indicated that is all the comments he had for the Elevations

Chairman Haller asked if the Commission had any further questions on Elevations Hearing none, he summarized that it appears that two (2) COAs are to be modified; Planning COA No 18 regarding garage doors and Engineering COA No 14 requiring the sidewalk being adjacent to the curb Project Manager Godfredsen responded Engineering COA No 14 “Construction improvements on all interior streets, including the final asphalt lift and five foot (5’) curb adjacent sidewalk” and then the second sentence would remain the same. He pointed out that Staff is requiring and has done this on other projects having a five foot (5’) Parkway sidewalk On Engineering COA No 20, “Apply to the City to annex the Project into Assessment Districts for Maintenance of Parkway and Median Landscaping along Palm Avenue, Cypress Street and Ninth Street, water quality

05-18-10 PC

treatments BMPs, and Parkway trees on all Interior Streets” And the second sentence would remain the same Chairman Haller then asked about the Planning COA Nos 18 and 21 Assistant Planner Kelleher responded that No 18 be brought back for review (*Because both Commissioner Hamerly said No. 26 modified with the Median and Chairman Haller stating that we changed that from five feet [5'] to three feet [3'] while Sean was explaining No. 18 and is inaudible with the Tape.*) Assistant Planner Kelleher said with No. 21 is with the Landscape Maintenance District along Palm Avenue, Cypress and Ninth Street shall be brought back before the Commission for consideration prior to installation Chairman Haller stated how Planning COA No 26 was modified from five feet (5') to three feet (3') and in discussion gave a Directive to modify No 29 and Assistant Planner Kelleher indicated the Plant Palette be drought tolerant Commissioner Hamerly thought it also was a Directive because the Applicant was going to work with Staff on all of the Typical Lots, but the Directive was to pay particular attention to the corner Lots when turning off of Cypress and Ninth Chairman Haller asked if the Commission needs to modify No 29 and Commissioner Hamerly responded no, it is just a Directive Assistant Planner Kelleher responded on 29, that Staff will take that as a Directive Chairman Haller asked what about No 18 and Assistant Planner Kelleher responded Planning COA No 18 that Staff will take as a Directive and explained the trim compliant standards to the Commission

Chairman Haller asked any other COAs and resummarized Modify Planning Nos 21, 26, and Engineering Nos 14, 20.

There being no further questions of Staff or discussion amongst the Commissioners, Chairman Haller then called for the question

A Motion was made by Commissioner Hamerly and seconded by Vice Chairman Gamboa to.

- 1 Approve DRA-010-003 for the Proposed Site Plan, Preliminary Grading Plan, Fences and Walls, Building Elevations, and Conceptual Landscape Plans, all subject to the Conditions of Approval, as modified,

Planning COAs

- 21 (NS) Landscape Maintenance District Landscaping along Palm Avenue, Ninth Street, and Cypress Street shall be Reviewed and Approved by the Planning Commission prior to installation.

05-18-10 PC

- 26 (NS) Medians with areas narrower than 3' in width shall not be planted nor irrigated, but paved continuously with a stamped concrete, decorative rock, unit paver, or other fixed inert material to be approved by the Planning Commission. Median design shall include a 12" wide maintenance band between curb face and planted area, of a consistent material

Engineering COAs

- 14 Construct street improvements on all interior streets including the final asphalt lift and five-foot Parkway sidewalk Reconstruct existing driveway approaches to align with new driveways, as approved by the City Engineer
- 20 Apply to the City to annex the Project into Assessment Districts for Maintenance of Parkway and Median Landscaping along Palm Avenue, Cypress Street and Ninth Street, water quality treatments BMPs, and Parkway trees on all Interior Streets Sign ballots prepared by the City agreeing to the Annexations and amounts of assessment

2 Approve the Design Review Findings of Fact

Chairman Haller asked if the Commission had any further discussion. Hearing none, he called for the vote

Motion unanimously passed on a 7 – 0 vote

Plus with directives

6.0 ANNOUNCEMENTS

Community Development Director Jaquess explained the Items tentatively scheduled for a Joint Study Session with the City Council and the Commission on June 1, 2010, at 4 00p m regarding the Housing Element He further explained items scheduled for the June 1, and June 15, 2010, Commission's Regular Meetings, as well as the Community Trails Day on June 5, 2010, at 8 00a m and location He explained items tentatively scheduled for the June 8, 2010, City Council Meeting.

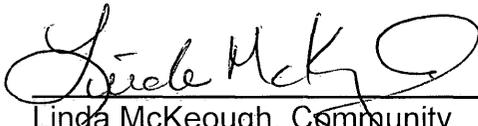
05-18-10 PC

Chairman Haller asked about the status of the Appeal north of the Gun Range and Community Development Director Jaquess responded that it is still on hold and is tentatively going to City Council in November, at the request of the Appellant Chairman Haller then thanked him for the update

7.0 ADJOURN

There being no further business, Chairman Haller declared the Meeting adjourned at 8 03p m

Submitted by



Linda McKeough, Community
Development Administrative Assistant III

Approved by



Randall Hamerly, Chairman
Planning Commission

05-18-10 PC