Development Review Board

*Planning comments*

*Project # 1003098 Application # 18DRB-70059*

*Hearing date: February 21, 2017*

*Comments:*

This is a request for Site development plan for building permit DRB sign off from 2004 (03EPC-01913). Conditions of approval must be addressed. Even though this site plan was approved in 20014, 14 years later there may be additional requirements that must be met. Will defer to Transportation and Hydrology.

Conditions that still need to be addressed:

4. Landscaping.

 c + f. Planting beds shall achieve 75% coverage of live plantings – currently (AGIS Aerial) the site does not meet this requirement. A note was added to address conditions 4c and 4 f. Additional planting will be required to ensure compliance since currently the site does not comply. There are no plantings along the southern boundary abutting the parking lot. The northern looks like about 25%. If additional plantings are not installed, a Notice of Violation will be issued.

5. Sign detail calls for the sign to be 12 feet in height. *Must add note that restricts the height, including the base, cannot exceed 9 feet per the CCP.* Note the existing sign looks higher than 9 feet. Again if out of compliance, a NOV will be issued.

7. *This condition requires that the plans be stamped by an Engineer or Architect but none of them are. This must be complied with prior to sign off.*

Note that changes have been made to the dumpster site as well as the enclosure (which no longer exists or never did) prior to final sign off. This was approved by Solid Waste as an existing condition but it is not in compliance with what EPC approved. *Reason for change? No enclosure or screen wall?*