DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM 4

Project Number: PR-2020-004030

Application Number: SD-2020-000
Project Name:

Request: Site Plan

COMMENTS:

- The project has sufficient parking 312 spaces are required 374 are provided.
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- The on site open space required is 45,600 square feet; 144,030 square feet are provided.
- The project meets the neighborhood edge buffer requirements by providing a 50 wide landscaped buffer, 15 feet is required.
- The applicant renotified property owners within 100 feet of the subject site excluding the right of way of the arroyo to the south of the site. E-mail noticed was sent . The applicant met with interested neighbors regarding the retaining wall in virtual meeting on February 9,2021.
- The applicant posted a sign as required by table 6-1-1 and later corrected and reposted the sign to add the correct meeting date.
- The façade is consistent with 5-11(E)(2) because it has a clear distinction between the ground floor and upper floors, windows on upper floors, primary pedestrian entrances, wall projections and changes in plane and material (see IDO for full citation).

- The carports are consistent with 5-11-(D)(4) although some of them are located between the street and building most of them are disbursed throughout the site and there street facing carports are screened by a row of street trees

- The landscaping plan exceeds the requirements by providing a total of 144,030 square feet of landscaping when 48, 141 square feet are required.

Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Maggie Gould
Planning Department

DATE: 3-9-21