

ADDITIONAL INFORMATION/ AREAS OF CONCERN

The items below are informational only. These items are not required to deem the application complete for processing.

PLANNING.

1. Based on Design Review Guidelines 1(c), 3(b), 4(a) & 4(b) (cited below), provide a preliminary landscaping plan that accomplishes the following:
 - a. Provides the size of the citrus trees along the driveway access (the box or gallon size).

Response: The size of the citrus trees are 2ft x 2ft box size along the driveway access is shown in the civil plan set. **Ref Sheet: C1.0**

- b. Shrub, vine, or planter plantings along the retaining wall to the west of the residence, the retaining wall between the detached garage and main residence, and the retaining wall along the ADU driveway.

Response: We have included the Vines (Botanical name: *campsis radicans*) and shrubs (Botanical name: *Nerium oleander*) along the retaining wall to the west of the residence, the retaining wall between the detached garage and main residence, and the retaining wall along the ADU driveway. **Ref Sheet: C2.0**

Design Review Guideline 1(c): *“Whenever possible, the site and structure design should also take into consideration, the impacts on privacy and views of neighboring properties.”*

Design Review Guideline 3(b): *“Retaining walls should be landscaped by using vines, shrubbery or planters to reduce their apparent height and to ensure that they blend with the natural surroundings.”*

Design Review Guideline 4 (a) & (b): *“a. Where necessary, vegetation shall be used to blend the structure with the surrounding landscape and soften the impact of development. b. Ground cover, shrubs and trees should be used to mitigate visual impacts of development.”*

2. Story poles shall be required of all new buildings subject to Design Review. Story poles shall be fully erected, per the story poles standards established by the Planning Office and shall be approved by the zoning administrator at least seven (7) full days prior to any scheduled hearing, including continued hearings and appeal hearings. Story poles shall, at a minimum, remain in place until the close of the public hearing (Section 20.040(A)(2)(c)). The visibility of the story poles may impact staff’s recommendations to the Zoning Administrator.

Response: Story poles will be fully erected, per the story poles standards established by the Planning Office after the application is deemed complete. We will ensure that it shall be approved by the zoning administrator at least seven (7) full days prior to any scheduled hearing, including continued hearings and appeal hearings. Story poles will, at a minimum, remain in place until the close of the public hearing (as per Section 3.20.040(A)(2)(c)).

