

Taskforce Meeting Notes – March 22, 2010

Review of Updates

- Need to specify how much of the second floor should be stepped back at the side yard
- Should require gabled roof for second floor
- Need to get light/air between buildings
- 50% of second floor façade along side yard should be setback 5'
- Need to protect existing homes and existing neighborhoods
- At least 50% of step backs should occur at facades facing adjacent properties OR give a range
- Intent should be protecting existing neighborhood from a tall wall
- But what if neighboring property is 2-story wall already?
- Propose that 50% of the second floor façade has to be stepped back and 25% has to be stepped back from existing residential property
- Show building in relationship to side yard in drawing
- Good idea in a tight situation

GENERAL

- Do we need internal sidewalks? Nobody uses sidewalks.
- What is the relationship to Fairview?
- Relationship to Specific Plan in Cherryland? What about potential conflicts?

GUIDELINES

- Should use words such as “enhancing,” “compatible”
- 20' garage width for 20' wide garage is too narrow. Work with staff regarding driveway width. Can designate brick pathway on side, on both sides
- Do “all” of the standards and guidelines apply?

- Have to adhere to “all” guidelines? So they have teeth?
- Guideline D-5:
 - Have to apply same materials to all four sides? Think planners will interpret that way.
 - Okay with “unified” i.e. materials on side showed complement the front
- Pg 3-12:
 - Pictures on top the same, not obvious that it appears tacked on
 - What is the take on stucco as window trim?
- Design point of view:
 - Windows should create more depth
 - But many designs that are good without recessed windows
- Guideline D-15:
 - Need to have window depth standard
 - Do 2 of 5 things for windows?
 - Certain types of architecture with no frame
 - List of 5 things you can do, require two of them i.e. recessed window, no trim
 - Excessive details in windows is also bad
- Guideline D-18:
 - Add language: Enhancing/integrity
 - “enhances” overall appearance of building
- How do we stop replacement of windows with smaller ones
 - Can say if size or number of windows change, need design review?
 - “Design Review” – What does it mean?
 - If same proportion + sign-off at counter. If not, design review
- Create parameters for windows
 - Number, proportion, size, etc
 - Encourage people to be the same
- Look at “Rehab Right” – What triggers review?
 - Respect original character of architectural style

- Language regarding scale and massing of additions
- Guideline E-2: delete 10-20'
- Guideline F-1: Update language
- Guideline: F-3: Second sentence stays? Issue: properties develop at different times
 - “Avoid separate adjacent driveways, mitigate using landscaping strip”
 - Issue of free ride, tapping into existing utilities
 - Need condition: if neighboring project come in within 10 years, get reimbursed
 - CC&R's, Road maintenance agreement – future owners will agree to allow access utilities – build in timeframe (primarily for subdivisions) for reimbursement
 - Shared Driveways for access driveways versus single-family shared garage driveways
 - Encourage shared driveway if not, landscaping between the two driveways – specify minimum depth (check standard)
 - County can force private street to be shared
- 3 car garage apron: require certain percentage of decorative paving portion over 20' should have decorative paving to provide relief, avoid monotony
- Interested in permeability regarding aprons
- Pg 3-19: Objective: increase permeability
- Differing heights of driveway? How to address?
- “Prominent visual distinction of walkway and driveways”
- Almond St: 2 big boxes – can't see the home behind
- Delete Single Family Residential reference in Guideline H-6
- Townhomes: if show that individual garages/storage, then is okay
- Guideline H7: take it out and deal with it in use permit (case by case basis)
- Refine it: large multi-family projects along corridors
- Use native plants
- SB-1881: County required to adopt State Ordinance
- Incorporate native landscaping (i.e. what was originally on site)
- Where can we put lawns?

- Use of active play areas?
- What about shade? Common sense to shade?
- Fences And Walls
 - Crow Canyon Area
 - Development in sensitive area, fencing should be minimal, follow terrain, be inconspicuous
 - Fencing should blend in with context
 - Using natural materials
 - Sensitive where native land is prominent
 - Follow terrain
 - Fence ordinance?
 - Issue regarding agricultural rural versus residential rural
 - Rock fencing as option
 - Fencing in relationship to creeks?
 - Too specialized of issue to put in general design guidelines
- Trash
 - Centralized dumpsters: county doesn't like
 - Need individual containers/carts (code enforcement issue)
 - What is design issue regarding carts?
 - Carts: Make individuals responsible for garbage
 - For Townhomes/SFR, etc: individual carts
 - Apt/Condos: forced to go to dumpsters
 - Dumpsters: check with haulers about requirements? How do they collect?
 - Thresholds for dumpsters
 - If project accessible to garbage trucks, don't need dumpster
 - Centralized dumpsters: Large multi-unit projects – flats.

NEXT MEETING

- Next Meeting: April 29th at 6pm
- Reiterate guidelines regarding public comments