

PLANNING COMMISSION

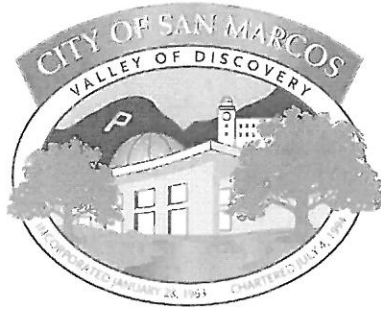
3/16/15

ADDITIONAL ITEM ADDED AFTER DISTRIBUTION OF PACKET

Agenda # 2
(The Orlando Company)

- Staff Memo
- Two emails

Date 3/12/15
Time 5:30 PM



Memorandum

TO: Planning Commission
FROM: Planning Division
DATE: 3/12/14
SUBJECT: P14-0027, Resolutions PC 15-4460 (SP 14-004) and PC 15-4461 (TSM14-005)
Orlando Company

Revise the following for Resolution PC 15-4461 (TSM14-005):

Condition I-2:

On Sheet 1, a sixty (60) inch box tree shall be shown at the subdivision entry on each side of the street. Construction landscape plans shall be consistent in number and sizes of trees as shown on the conceptual landscape plans.

shall be revised to:

On Sheet 1, ~~a sixty (60)~~ thirty-six (36) inch box trees shall be shown ~~at the subdivision entry on each side of the street~~ for all street trees along N. Twin Oaks Valley Road and Street A. Construction landscape plans shall be consistent in number and sizes of trees as shown on the conceptual landscape plans.

Pedersen, Norman

From: Pedersen, Norman
Sent: Tuesday, March 10, 2015 9:26 AM
To: 'Walid Farrukh'
Subject: P14-0027 Orlando Company, TSM 14-005
Attachments: P14-0027 Orlando Company- public comment (Farrukh).htm

Mr. Farrukh,

Hope you had a good weekend.

This email is to follow up with you about your comments (see attached) regarding the proposed 19-lot subdivision on N. Twin Oaks Valley Road. Please see the following responses:

1. The final location of the street light within the cul-de-sac will be determined when street improvement plans are submitted and reviewed by the City. The Tentative Subdivision Map is conditioned for this street light to be shielded to direct its light downward.
2. The zoning and General Plan designation for the project site allows for single-family residential development. The City does not have a private view preservation ordinance. Currently, there is an existing grade difference of approximately 17 feet between the southwest corner of the project site and the adjacent driveway at the light industrial park to the south. The project proposes to balance the grading of the site by moving approximately 14,000 cubic yards of soil from the north half of the property to the south half. At the southwest corner where Lots 7 to 9 are proposed, the grade will be raised approximately 2.5 to 3 feet. This will result in an approximate grade difference of 20 feet between the adjacent driveway and the future pads for Lots 8 and 9 and 17.5 feet for Lot 7. This will be the highest point of the retaining wall and slope along the southern boundary of the site. It will then taper down to about 4 feet in height at Lot 1 at the southeast corner of the site. The proposal does not exceed the requirements of the City Grading Ordinance which allows for retaining walls and slopes up to 20 feet in height. The proposed 5.5 percent for the grade of Street A is well within the allowance required by the City's Urban Street Design Criteria.
3. The project's Specific Plan allows for 1 and 2-story residences for the development. The applicant does not plan to build the project, but sell the entitlement to a home builder. So, it is unknown at this time which lots will have what type of floor plan and how many stories. Currently, the tentative subdivision map shows only conceptual building footprints plotted on the lots. The floor plan plotting will be reviewed during the grading plan review process. The project does propose to install trees along the western property line within the rear yards of Lots 9 to 11.
4. The proposed grading is designed to drain the residential lots to Street A, and then to bio-retention basins along N. Twin Oaks Valley Road for water quality purposes prior to entering the City storm drain system. Final drainage design will occur during the grading plan review process by the City. It is not anticipated for the pads to be further raised, beyond normal construction tolerances, in order to obtain proper drainage flow.

If you have any questions, please feel free to contact me.

Thanks
Norm Pedersen
Associate Planner
City of San Marcos Planning Division
760.744.1050 x3236
npedersen@san-marcos.net

Pedersen, Norman

From: Pedersen, Norman
Sent: Wednesday, December 17, 2014 8:05 AM
To: 'Walid Farrukh'
Subject: RE: TSM 14-005

Mr. Farrukh,

Thanks for your email regarding the proposed 19-lot subdivision on N. Twin Oaks Valley Road. Your comments below will be evaluated as the project goes through the review process.

If you have any questions, please feel free to contact me.

Thanks
Norm Pedersen
Associate Planner
City of San Marcos Planning Division
760.744.1050 x3236
npedersen@san-marcos.net

From: Walid Farrukh
Sent: Wednesday, December 10, 2014 1:12 PM
To: Pedersen, Norman
Subject: RE: TSM 14-005

Mr. Pedersen,

Thanks for sending the PDF. I have some concerns regarding the layout and the pad elevations.

- 1) I do not see the location and the direction of the proposed street light. I do not want the street light to shine in my backyard.
- 2) I paid premium for my lot because of the view. The pads 8, 7 going East has been designed to be raise 20' or less in comparison to the property to the south of the tract. Example pad 8 Elev. is 632.5 and the driveway next to the retaining wall is 612.5 THAT IS 20' HIGHER! The street has a slope of 5.5% it can be flatter maybe 1% or less and the fill will be much less. If the owner has to export dirt it should not be an issue.
- 3) My house is a one story, per the pads elevations I see on the plan the bedroom windows will be looking into mine. I would like to see lots 8-9-10 houses to be on story houses.
- 4) The elevation of center line of the street is within 0.5' of the pad elevations! that will not drain the pads! I do not want them to build the pads higher to drain the lots. Please lower the pads and make the street flatter.

I hope the City takes my concerns in consideration.

Thanks

Walid Farrukh, P.E.

From: NPedersen@san-marcos.net
To:
Date: Wed, 10 Dec 2014 12:15:19 -0800
Subject: RE: TSM 14-005

Mr. Farrukh,

Thanks for your interest in the proposed 19-lot single-family subdivision on N. Twin Oaks Valley Road. Per your request, please see the attached tentative map which shows the lot layout. If you have any questions, please feel free to contact me.

Thanks
Norm Pedersen
Associate Planner
City of San Marcos Planning Division
760.744.1050 x3236
npedersen@san-marcos.net

From: Walid Farrukh
Sent: Wednesday, December 10, 2014 11:58 AM
To: Pedersen, Norman
Subject: TSM 14-005

Mr. Pedersen,
I live/own Chesapeake Ct. I got a City notice by mail for today's Workshop at 6 PM. I work out of town and I can't make it.
Could you please send me VIA e-mail a PDF of the site layout?
Thanks

Walid Farrukh

Pedersen, Norman

From: Pedersen, Norman
Sent: Wednesday, March 04, 2015 8:36 AM
To: 'Kelly Crews'
Subject: RE: please meet me to see the pictures i have of the tree that was cut down on tsm 14-006

Kelly,

Thanks for your email regarding the proposed 19-lot subdivision on N. Twin Oaks Valley Road.

The Specific Plan for the property only requires a landscape buffer or easement along the southern boundary between the existing light industrial park and the future residences. However, the project does propose to plant trees along the western boundary which will be located on the individual residential lots (Lots 9 to 11). Your property, as part of the Chesapeake subdivision, is located within a different zone (R-1-20 (PRD)). It was approved as a Planned Residential Development which has different development standards and required the landscaped slope to the east of your property to be covered by a HOA maintenance easement.

Regarding the removal of the mature tree at the center of the property..... Based on review of aerial photos, it appears the tree was removed some time in 2012. A permit is not required for a property owner to remove trees on his/her property (outside of any easement restrictions), and the City does not have a tree preservation ordinance. The tree was removed about 1.5 to 2 years prior the current project application. The environmental review for the project looks at the current conditions of the site. Therefore, the mitigation measure for a nesting survey is applicable only to the existing trees on the property.

If you have any questions, please feel free to contact me.

Thanks
Norm Pedersen
Associate Planner
City of San Marcos Planning Division
760.744.1050 x3236
npedersen@san-marcos.net

From: Kelly Crews ,
Sent: Monday, March 02, 2015 5:28 PM
To: Pedersen, Norman
Subject: please meet me to see the pictures i have of the tree that was cut down on tsm 14-006
Importance: High

Hello Mr Pedersen

I like development but I haven't received any notices or feedback on the development that is going in behind my home. Nobody has stated that you will ask for the same kind of buffer you demanded on our property and it seems to be unimportant that a giant tree was cut down to forgo the nesting study. Please contact me so I can send you pictures if this is important to you. If it is not important, then I won't cause trouble, but it seems like everyone should have to play by the same rules.
Kelly