

PLANNING COMMISSION

11/16/15

ADDITIONAL ITEM ADDED AFTER DISTRIBUTION OF PACKET

Brookfield Southern California Land, LLC

Agenda # 3

- Staff Memo dated 11/13/15

Date 11/13/15

Time 2:00 PM



Memorandum

TO: Planning Commission
FROM: Planning Division
DATE: 11/13/15
SUBJECT: Planning Commission Packet 11/16/15 – Item #3
Brookfield Southern California Land LLC, P15-0063
Modifications to SDP Resolution & Site Development Plan Area A

Staff Report – Attachment F

The first sheet of the Site Development Plan SDP 15-009 for Area A is being replaced with a revised plotting for Plans A1, A2, & A3. The current plotting shows a mix with 41% Plan 1, 24% Plan 2, and 35% Plan 3. Revised plotting has a mix more equalized plotting with 34% Plan 1, 34% Plan 2 and 32% Plan 3. The revised plotting will comply with all setbacks requirements, required enhanced elevations, and all fire protection measures with the correct footprints (the revised plotting only shows plan reference not the correct footprint).

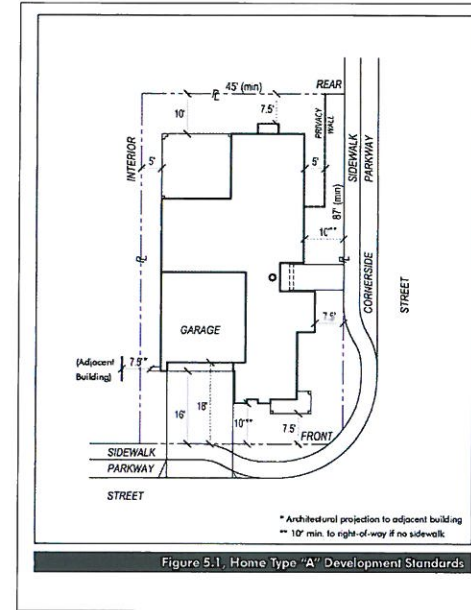
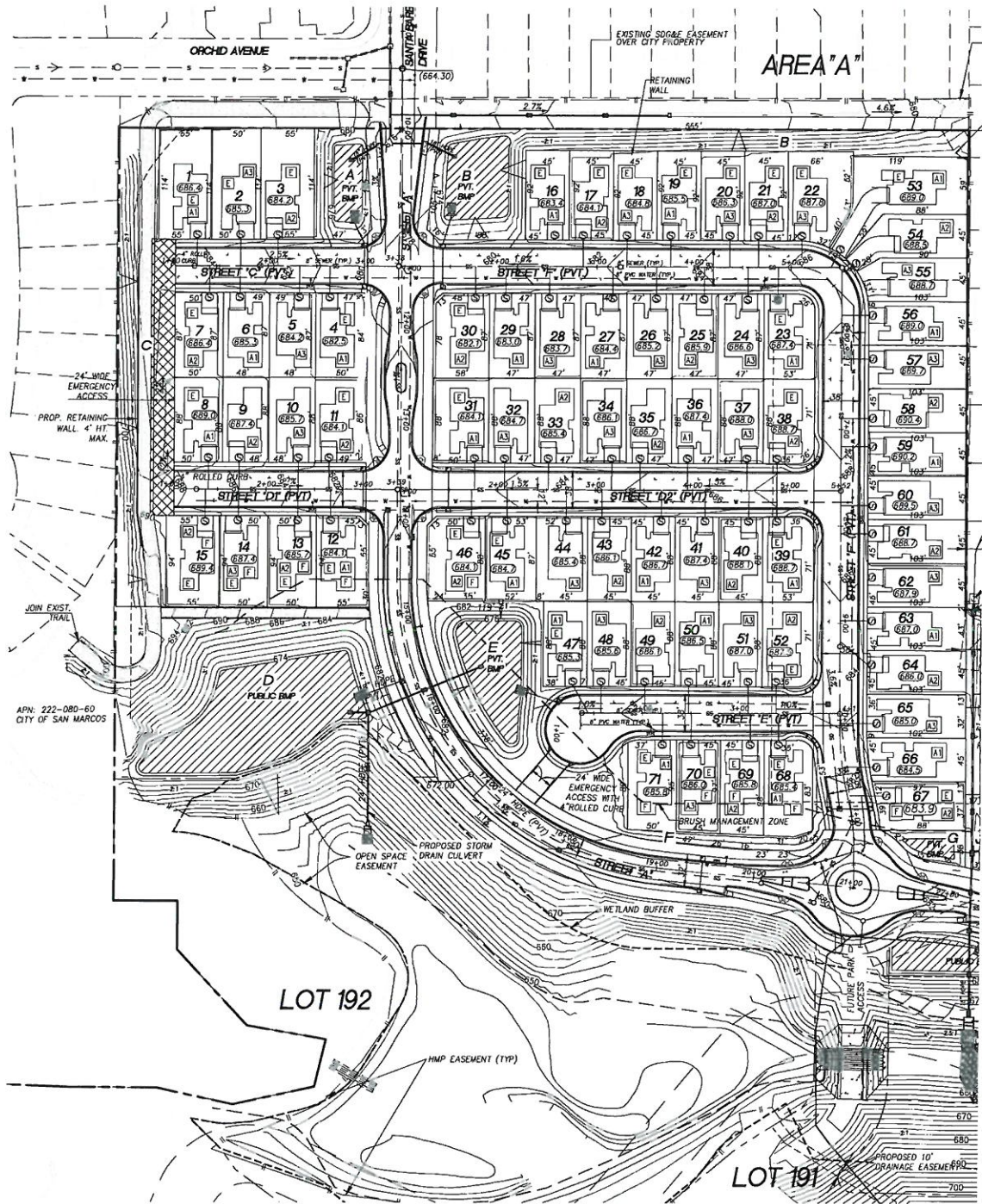
Resolution PC 15-4497, SDP 15-004:

Page 4, Condition 7. e.

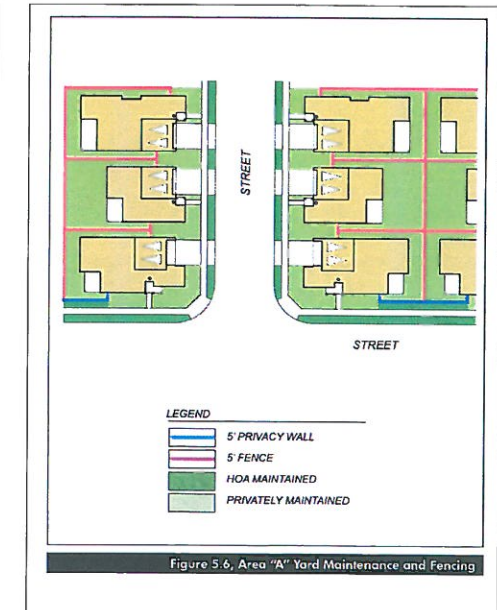
DG trail along Twin Oaks Valley Road shall be designed along the entire frontage of property ~~including~~ **excluding** the MU-4 pad.

Page 7, Condition 10. a. ii.

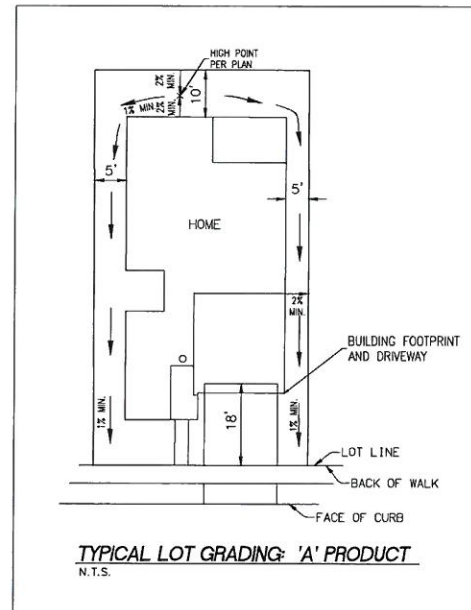
~~Minimum 24-foot roads with no parallel parking within the 24' of roadway.~~



TYPICAL SETBACKS: 'A' PRODUCT
N.T.S.



TYPICAL FENCING: 'A' PRODUCT
N.T.S.



TYPICAL LOT GRADING: 'A' PRODUCT
N.T.S.

LEGEND:

- [A] UNIT TYPE
- [E] ENHANCED ELEVATION
- [F] ENHANCED FIRE PROTECTION MEASURES REQUIRED PER APPROVED FIRE PROTECTION PLAN

AREA 'A'

ENHANCED ELEVATIONS	ENHANCED ELEVATIONS
LOT	LOT
1 REAR, LEFT	22 REAR, RIGHT
2 REAR	23 LEFT
3 REAR, RIGHT	30 RIGHT
4 LEFT	31 LEFT
7 RIGHT	38 RIGHT
8 LEFT	39 LEFT
11 RIGHT	45 REAR
12 REAR, LEFT	46 REAR, RIGHT
13 REAR	47 LEFT
14 REAR	52 RIGHT
15 REAR, RIGHT	53 REAR, LEFT
16 REAR, LEFT	67 REAR, RIGHT
17 REAR	68 REAR, LEFT
18 REAR	69 REAR
19 REAR	70 REAR
20 REAR	71 REAR, RIGHT
21 REAR	

THIS REPLACEMENT SHEET IS IN SUBSTANTIAL CONFORMANCE WITH REGARD TO:

- UNIT MIX
- SETBACKS
- LOCATION OF ENHANCED ELEVATION
- ENHANCED FIRE PROTECTION MEASURES

NOVEMBER 11, 2015

