



**Planning Commission Minutes  
October 6, 2008**

was approved for a fee waiver. She explained to the Commission that a variance by state law was not precedent setting with regards to future subdivisions and that staff could make the finding for application and she recommends approval as conditioned.

Commissioner Coleman-Senghor said that he is familiar with this project and thinks that this is a good resolution.

OPEN PUBLIC COMMENT 7:10 p.m.

Greg LeDoux, Project Architect, gave an overview of the project and said that they are requesting approval for the fence. He stated that the City Council was gracious enough to waive the planning and building fees and expressed concerns of the property owners.

In response to Commissioner Coleman-Senghor's request for clarification on units 1 and 3, which will not be included in this project, Mr. LeDoux explained the step transition and the trees that are being planted in the locations to screen those areas.

Commissioner Hardy asked if the gates will be removed and a solid fence installed.

Mr. LeDoux explained that there will be a solid fence installed and new trees located where the walkways currently are located.

Chair Rock asked Mr. LeDoux if comments from the Fire Department were received.

Mr. LeDoux explained that there were no comments received from the Fire Department relative to this project or with Rosen Ranch.

In response to Chair Rock's concern with fire safety issues, Mr. LeDoux explained the grade change from Rosen Ranch.

Chair Rock asked about the two meters in front of lot 7 and wondered if they were going to plant something in front of the meters to screen them.

Mr. LeDoux said that the meters could be screened and that it shouldn't be an issue. He stated that Dennis Altman, the General Contractor for Altman Acres, agreed to donate some construction items and will be doing things "at cost" for the homeowners.

In response to Commissioner Pagnusat's question about lots 1 and 3, Mr. LeDoux explained that there was no intention to build the fence on either lot.

Commissioner Coleman-Senghor asked about the elevation change and how the fence could continue to be 10 feet.

Mr. LeDoux explained that the sound study specified that the soundwall should be 10 feet above the pad elevation of the lot.

**Planning Commission Minutes**  
**October 6, 2008**

Commissioner Coleman-Senghor stated that he would like this item reviewed by the Fire Department as a Condition of Approval.

Mr. LeDoux stated that he doesn't recall clearance by the Fire Department as an issue and said that fire emergency access would primarily be from John Roberts Drive. He explained that they could park on Old Redwood Highway and throw water over the fence. He doesn't feel that from a code related standpoint that they need access from Old Redwood Highway.

Acting Community Development Director Kavanaugh-Lynch stated that making sure the Fire Department doesn't have any issues could be a Condition of Approval.

Commissioner Coleman-Senghor stated that this issue was raised previously and the answer was that there would be a sloping feature to support that.

Acting Community Development Director Kavanaugh-Lynch said that it could be part of the Building Department permit review.

Commissioner Coleman-Senghor asked if staff could make arrangements for the variance to be available in the future for the homeowners of lots 1 and 3. He explained that they are having financial difficulty holding on to their homes at this time and were not able to participate at this time.

Acting Community Development Director Kavanaugh-Lynch said that it could be included in the entitlements, but if the owners of lots 1 and 3 miss applying when the permit is submitted, it might be a challenge to have this included. She offered to speak with the City Manager and stated that staff will work within the parameters of the law.

PUBLIC COMMENT OPENED 7:26 p.m.

PUBLIC COMMENT CLOSED

Acting Community Development Director Kavanaugh-Lynch read the following conditions:

1. Screen all existing infrastructure boxes, irrigation, etc. from Old Redwood Highway to the satisfaction of the Community Development Director.
2. The fence shall be reviewed and approved by the Fire Marshall prior to the issuance of a building permit.
3. The entitlement shall run from lot 1 of Altman Acres to lot 7 of Altman Acres as drawn with materials to match and look consistent.

Motion: Commissioner Pagnusat made a motion and Commissioner Hardy seconded to approve PC Resolution 08-15 with the three additional conditions.

Yes: 5                      Noes: 0                      Absent: 0                      Abstain: 0

**Planning Commission Minutes  
October 6, 2008**

REPORTS BY STAFF

None

REPORTS BY COMMISSION

None

Meeting Adjourned at 7:29 p.m.

*Submitted By:*

*Keri L. Pajon*

*Secretary*