

PLANNING COMMISSION
REGULAR MEETING

In compliance with Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Technician at (805) 524-1500 ext. 113, 48 hours prior to the meeting in order for the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II).

No New Business will be considered by the Planning Commission after the Hour of 11:00 p.m. unless a Majority of the Planning Commission Determines to Continue beyond that Hour.

Memorandums: Memorandums relating to agenda items are on file in the Planning Department. If you have questions regarding the agenda, you may call the Planning Dept. (805) 524-1500 ext. 110 or visit the Planning Dept. in City Hall for information. Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Planning Dept. in City Hall during normal business hours.

AGENDA

ITEM REFERENCE

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ORAL COMMUNICATIONS

This is the opportunity for citizen presentations or comments not related to agenda items, but within responsibility of the Planning Commission (Each speaker is limited to 5 minutes).

4. CONSENT CALENDAR

4a. Minutes of the October 18, 2017 Regular Planning Commission meeting.

5. PUBLIC HEARING None.

6. BUSINESS ITEM

6a. Tentative Tract Map 5803, Request for one-year extension of Tentative Tract Map.

Location: South side of Hwy 126 between River St. and between D St. and E St.

Zoning: Business Park Master Plan

Applicant: Sespe Creek Properties L.L.C

Purpose: Review and approve or deny request for extension.

Recommendation: Adopt Planning Commission Resolution 17-927, denying the request to extend Tentative Tract Map 5803. **RESO**

6b. Tentative Tract Map 5422, Request for one-year extension of Tentative Tract Map.

Location: Parcel between Goodenough Rd and Sespe Creek and between future seventh St. and Northerly City Limits

Zoning: North Fillmore Specific Plan

Applicant: NLA Community L.L.C

Purpose: Review and approve or deny request for extension.

Recommendation: Adopt Planning Commission Resolution 17-928, denying the request to extend Tentative Tract Map 5422 **RESO**

6c. Traffic Circles, Requesting Planning Commission make a recommendation to the City Council regarding design of Traffic Circles. MEMO

Location: Central Ave and Heritage Valley Parkway, and Mountain View and Heritage Valley Parkway

Applicant: Hearthstone Multi-Asset Entity C

Purpose: Determine final design of traffic circle

Recommendation: Provide design comments consistent with the Heritage Valley Parks Specific Plan Section 5.2.4 (Traffic Circles)

6d. Progress Report, Proposed Tentative Tract Map 5923, Development Permit 14-03 and Density Bonus for a 22-unit condominium development ORAL

Location: 317 Main Street

Zoning: Central Business District

Applicant: Harold & Francis Foy, Michael Clinton, Thomas Scott

Purpose: Progress report to the Planning Commission on the applicant’s project progress.

Recommendation: Receive staff’s progress report on applicant’s progress and provide direction to staff.

7. REPORTS and COMMUNICATIONS

7a. Planning and Community Development Director ORAL

7b. Planning Commission member brief reports ORAL

7c. Planning Commission member may propose items for placement on future agenda: ORAL

Way finding signs for downtown, study what other cities are doing for commercial vacancy rates, and review Ventura Streets Design Guidelines.

8. ADJOURNMENT

8a. The Planning Commission adjourns to the Planning Commission regular meeting scheduled for December 20, 2017 at 6:30 p.m., in the City Council Chambers, 250 Central Ave., Fillmore, CA 93015.

PLEASE NOTE: If you challenge the actions of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in the public notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing (Calif. Gov’t Code § 65009).

Any legal action by an applicant seeking to obtain judicial review of the Planning Commission’s decision on a hearing listed on this agenda may be subject to the 90-day filing period of, and governed by, Code of Civil Procedure Section 1094.6.

MINUTES

ITEM

1. CALL TO ORDER

6:30 p.m. Chair Mendez called the Planning Commission meeting to order

2. PLEDGE OF ALLEGIANCE

Commissioner Mendez led the assembly in the Pledge of Allegiance. Planning Commissioners present were Chair Mendez, Commissioners Ross, Laber, Hoy and Fennell. Staff present were: Planning and Community Development Director Kevin McSweeney, Senior Planner Maura Macaluso, City Attorney Jeff Malawy.

3. ORAL COMMUNICATIONS

None.

4. CONSENT CALENDAR

None.

5. PUBLIC HEARING

5a. Zoning Ordinance Amendment 17-02 amending the City of Fillmore Zoning Ordinance to update the Density Bonus Standards.

Kevin McSweeney presented the project and stated that the Planning Commission is being asked to make a recommendation to the City Council for approval to update the City's Zoning Ordinance Density Bonus Standards. The report given to them to review includes the State Standards for Density Bonuses. Staff is recommending approval.

Commissioner Ross stated that Fillmore has a small-town feel. Adopting this Ordinance is of concern that Fillmore will move away from this. He asked if there were standards that they can hold on to, to keep the small-town feel.

Mr. McSweeney summarized Commissioner Ross' question stating that removal of standards such as parking, height, and architecture will make Fillmore lose its small-town feel.

City Attorney Jeff Malawy confirmed that Mr. McSweeney was accurate in his summarization.

Commissioner Hoy asked that all details of the Density Bonus be specified with each project.

Mr. McSweeney described a hypothetical situation and confirmed that all details for projects would be provided.

Commissioner Hoy also wanted to confirm that the Zoning Ordinance states that CEQA will still be followed.

Mr. McSweeney said yes, and CEQA includes a requirement that projects not have adverse effects on the surrounding community.

Commissioner Mendez opens the public hearing and asks if there is anyone who would like to speak on this item.

MOTION

No one wishing to speak, Commissioner Laber makes a motion recommending approval of Zoning Ordinance amendment 17-02 to the City Council.

Commissioner Hoy seconded the motion.

Approval 5-0.

VOTE:

Ayes: Mendez, Laber, Hoy, Fennell, Ross

Noes: None.

Abstain: None.

Absent: None.

5b. Zoning Ordinance Amendment 17-03 amending the City of Fillmore Zoning Ordinance to update the City’s marijuana regulations.

Mr. McSweeney presented the project describing that the Ordinance Amendment prohibits against all aspects of marijuana except for Prop 64 that allows 6 plants in a residence with a permit.

Commissioner Mendez opens the public hearing.

Annette Sula, residing at 1042 Oliver Street within the City of Fillmore stated that she wants to know what the details of the Ordinance are. Continuing that other cities have more statements available in the ban against marijuana and that the City of Fillmore’s Ordinance will not cover all aspects of marijuana use if there are not many details.

Mr. McSweeney said the City of Fillmore Ordinance is detailed and a copy of the proposed Ordinance was provided for her.

Mr. Bob Jolley of 1811 Sycamore said he is happy about the City’s position on marijuana.

Ms. Susan Jolley of 1811 Sycamore stated that the County of Ventura has done the same as Fillmore however on November 7, 2017 is considering allowing one marijuana facility in the County. The County was accused of creating a monopoly so are now potentially allowing more than one facility. She concluded with stating that she doesn’t want this to happen in the City of Fillmore.

Commissioner Hoy stated that he is not in support of recreational marijuana but this Ordinance states not even medical marijuana can be transported in to the City and therefore he does not support it.

Commissioner Mendez asked for a motion.

MOTION

Commissioner Laber made a motion recommending approval of Zoning Ordinance Amendment 17-03 to the City Council.

Commissioner Ross seconded the motion

Approval 3-2.

VOTE:

Ayes: Mendez, Laber, Ross

Noes: Hoy, Fennell

Abstain: None.

Absent: None.

5c. Proposed Tentative Tract Map 5922 and Development Permit 14-03 for a 220-unit condominium development.

Mr. McSweeney stated that this project was reviewed and a presentation was prepared by a consultant and that at 5:00 pm on Friday the applicant submitted a Density Bonus request of which we were unaware of until this submittal. Mr. McSweeney then hands out a copy of the power point presentation that will be presented and introduces the consultant, Mr. Tom Figg.

Mr. Figg presents the project details along with the power point presentation concluding by recommending the Planning Commission adopt the Resolution in their packet recommending the City Council deny the project.

Commissioner Ross asked if there are other projects like this being proposed in the City.

Mr. Figg responded that the closest would be about a block and a half away but wasn't certain if that was scheduled yet for Planning Commission review. This would be a building of similar scale.

Commissioner Ross asked if this project is low income.

Mr. Figg responded that this project is not low income. He added that the other project being reviewed in Planning is within the Downtown Core and therefore has different restrictions.

Commissioner Hoy stated that the other one isn't as large as this one.

Mr. Figg said that the other one is as large however it is permitted in that zoning district.

Commissioner Laber asked if there wasn't yet another proposed development as well.

Mr. McSweeney described the different designations in the Central Business District and what they allow.

Commissioner Mendez opened the public hearing.

The applicant, Harold Foy stated that he has been in business across the street from City Hall for 51 years and that he built the building across the street. He continued that Mr. Figg's presentation made his project look terrible. He and a friend bought the project site after the 1994 earth quake along with a 3rd person and formed a plan for a project of the highest and best use that conforms to the City standards. He described other tall buildings in the area and stated that he has used Faulkner, Jensen and Rincon consultants. He has also interviewed Mainstreet Architects who created the Downtown Specific Plan. He went on to further describe his project and then asked that the Planning Commission not recommend denial to the City Council but instead send it back with staff so he can work through any issues and return to the Planning Commission.

Commissioner Mendez closed the public hearing.

Commissioner Fennell recommending sending the project back with staff to work with the applicant on revisions.

Commissioner Mendez agreed with Commissioner Fennell.

Commissioner Hoy stated that he likes the concept however it is too massive. The building is 5 stories with what is being called a mezzanine and the terrace. The Zone of Transition is allowed 2 stories. If the scale were reduced he could support it. However, as it is proposed it does not fit the neighborhood and does not conform to the Downtown Specific Plan. He wants the applicant to be successful. He then asks Mr. McSweeney for a clarification regarding the Planning Commission asking for the project to go back with staff.

Mr. Malawy stated that the project was submitted in 2014. Staff has been telling the applicant that the height and density does not comply and the applicant has refused to comply. The applicant did not apply for a Density Bonus or detail the mezzanine until last Friday. Staff is recommending the Planning Commission recommend denial to the City Council.

Commissioner Hoy stated that he was on the Commission in 2014. He said the mezzanine level has 10 high priced units and that the project does not fit the neighborhood.

Mr. Malawy informs the Planning Commission they can reopen the public hearing.

The Commissioners decide not to reopen the public hearing and continue their deliberations.

Commissioner Ross said he is concerned about the height and about the fact the applicant is stating that the original application includes a Density Bonus request and lastly the project does not fit the neighborhood.

Commissioner Laber stated that he thinks the downtown needs a project like this. However, as it has been proposed he cannot support it. The mezzanine definition does not match what is being proposed. The project does not match the allowable density for a transitional area.

Additionally, proposing 2 affordable units does not meet the requirement for the Density Bonus. The architecture doesn't fit Fillmore, he would like to see a Craftsman or Railroad style.

Commissioner Hoy said the Downtown Specific Plan states which locations permit 3 stories and this project does not fit those requirements. He stated the applicant needs to demonstrate how the project will comply and which concessions are being requested and does it have an adverse effect on the neighborhood.

Commissioner Mendez praised staff and states he hopes the applicant will bring the project back.

Commissioner Ross asks Mr. McSweeney if they can give the applicant a specific amount of time to return with a revised project.

Mr. Malawy responded that giving the applicant a time line is appropriate.

Chair Mendez said a year is too long but 6 months sounds good.

Commissioner Laber said he likes the use however cannot support this project and that a project has to conform to City standards.

Commissioner Ross stated he supports a 6-month time frame for the applicant to return.

Mr. Figg asked the applicant if he can work with staff.

Mr. Foy said he can and described the history of working with staff and asked the Planning Commission if they can monitor the project.

Commissioner Hoy stated that it sounds like the applicant does not trust staff.

Mr. Foy said staff takes too much time.

Commissioner Ross asked the applicant to log his progress.

Commissioner Hoy stated that he wants to see significant progress.

Chair Mendez said if we give the applicant time he wants to see the building height addressed to comply with City standards. He wants the density and design to conform as well.

Commissioner Hoy suggested 2 plans be presented, one with a Density Bonus and one without.

Mr. McSweeney stated the density, building height and architecture as well as environmental review needs to be completed. Staff may also be asking for a geotechnical study.

Commissioner Hoy said the project seems more fitting for downtown. He also asked if it is possible to revise the plans within 6 months.

Mr. McSweeney said staff can prepare a list of required changes and yes, 6 months will be tight.

Mr. Malawy said that in 6 months staff can present a status update and at that time make a recommendation of denial if the project has not moved forward.

Mr. McSweeney said he can give the Planning Commission monthly updates.

Mr. Figg said he appreciates the feed-back. He then said he wants to clarify that a very detailed letter was previously given to the applicant. He feels having the design team present could be fruitful.

MOTION

Commissioner Laber motioned to allow the applicant 6 months to bring back a good faith effort at addressing inconsistencies with City standards, specifically height, density, Density Bonus, design and overall harmony with the surrounding neighborhood.

Commissioner Hoy asked if Commissioner Laber would include asking for the design team to be present.

Commissioner Laber included that the design team meet with staff at meetings.

Commissioner Hoy seconded the motion

Approval 5-0.

VOTE:

Ayes: Mendez, Laber, Ross, Hoy, Fennell

Noes:

Abstain: None.

Absent: None.

6. BUSINESS ITEM

None.

7. REPORTS AND COMMUNICATIONS

7a. Mr. McSweeney informed the Commissioners Rotorcraft has submitted building permits and a water reduction was approved. He also informed them that the City Council approved the KB Home project, and The Bridges subdivision fountains would be working on December 4, 2017, they are under construction. The park bids came in high and they will probably go out for rebidding. Quite a few applications have been submitted to Planning and are in early stages of review.

Commissioner Hoy asked when The Bridges will start.

Mr. McSweeney said they need to submit plans for the entrance.

8. ADJOURNMENT

8a. There being no further business to come before the Planning Commission, Chair Mendez adjourns the meeting to the Planning Commission meeting scheduled for November 15, 2017 6:30 p.m., in the City Council Chambers, 250 Central Ave., Fillmore CA 93015.



CITY OF FILLMORE
CENTRAL PARK PLAZA
250 Central Avenue
Fillmore, California 93015-1907
(805) 524-3701 • FAX (805) 524-5707

TO: Planning Commission

FROM: Kevin McSweeney,
Planning and Community Development Director

DATE: November 15, 2017

**SUBJECT: EXTENSION #5 AND MODIFICATION #4 TO TENTATIVE TRACT MAP
5803 (MAXWELL) FOR PROPERTY WITHIN THE BUSINESS PARK**

REQUEST

The Applicant, Sespe Creek Properties, LLC., requests a one-year extension (extension #5) to the term of Tentative Tract Map 5803 and requests Modification #4 to revise the Conditions of Approval.

DISCUSSION

The Fillmore City Council approved Tentative Tract Map 5803 on March 11, 2008 to subdivide approximately a 20-acre site into 44 lots with most of the lots at 0.33 acres subject to Conditions of Approval.

The Tentative Tract Map was conditioned with an expiration date of 24 months as indicated in Recital H of the Conditions of Approval which states the following;

“H. TIME TO EXERCISE THIS PERMIT

THIS PERMIT shall be substantially initiated or it shall expire 24 months from approval date, March 11, 2008. Substantial initiation of THIS PERMIT shall be determined at the sole discretion of the CITY. Any extension of THIS PERMIT shall be processed per Section 6.04.6650 of the Fillmore Municipal Code.”

Fillmore Municipal Code section 6.08.110(a) and Government Code 66452.6 also provide that a tentative map expires 24 months after approval.

Extension #1

In February of 2010, City staff advised the applicant that the Tentative Tract Map 5803 expiration date was automatically extended to March 11, 2012 per California Government Code Section 66452.22(a).

Extension #2

In January of 2012, City Staff advised the applicant that the Tentative Tract Map 5803 expiration date was automatically extended to March 11, 2014 per California Government Code Section 66452.23.

Extension #3

In March of 2014, City Staff advised the applicant that the Tentative Tract Map expiration date was automatically extended to March 11, 2016 per California Government Code Section 66452.24(a).

Extension #4

On March 9, 2016, the Planning Commission reviewed the applicant's request for Extension #4 and denied the extension request because there had been no progress on the Tentative Tract Map and it appeared as though there would be no progress in the near future.

The applicant appealed the decision to the City Council and the appeal was heard on April 12, 2016. The City Council decision (Resolution 16-3519 dated April 16 2016) was to extend Tentative Tract Map 5803 for 6 additional months (to October 16, 2016) and require the applicant to submit a conceptual site plan, revised conceptual Tentative Tract Map and conceptual architecture to Planning Commission within that 6 months to allow the Planning Commission to review the documents and make a recommendation to the City Council whether to grant an additional 6 month extension, for a total fourth extension of one year, through April 16, 2017.

The direction from the City Council was for the Planning Commission to review full sets of conceptual plans as evidence the applicant has intentions to make progress within a year. To be clear, the Planning Commission and City Council are not reviewing the conceptual plans for approval but instead only to determine whether the applicant will be make progress in the near future and the map should be extended.

On June 15, 2016, the Planning Commission reviewed the conceptual plans and determined the applicant has made enough progress and to recommend that the City Council approve the full one year extension of Tentative Tract Map 5803.

On September 13, 2016, the City Council adopted City Council Resolution 16-3553, extending the Tentative Tract Map 5803 for one year plus five additional months, to expire on September 13, 2017 based upon conceptual site plan and conceptual tentative tract map dated August 9, 2016.

Extension #5.

The Applicant submitted an application on June 19, 2017, before the map expired on September 13, 2017. The project has made no progress to develop since the extension granted by the City Council in September 2016.

ANALYSIS

Project Location:

The Project is located within the Business Park Master Plan on the south side of Hwy 126 between E St. and D St and between River St. and Hwy 126.

Project Description:

The property has the approved Tentative Tract Map 5803 and no other entitlements. The site has not approved building plans or proposed uses, as needed to allow for development of the site.

The original proposed concept from March 2008 estimated 340,182 square feet of floor area in six one-story buildings and two-story buildings. The revised concept dated May 2017 indicates 274,782 square feet in 18 buildings.

This is a fundamental shift in design and scope of work. The currently proposed project is preparing for many smaller tenants/firms which the Fillmore market can support while the original project had fewer but larger buildings for large tenants/firms.

Attached is a conceptual site plan, floor plan and Tentative Tract Map. There are no architectural and landscaping plans and no proposed uses at this time.

As a reminder, the current Site Plan, Tentative Tract Map, Landscape Plan, and Architecture are not being reviewed for approval at this time. Only the Tentative Tract Map Extension and request to revise Conditions of Approval are being reviewed.

The applicant is requesting to revise approximately 18 conditions of approval that pertain mostly to clarification of the conditions, but there are about 6 conditions that applicant would like to revise pertaining to credits to Development Impact Fees or to the Common Area Infrastructure Fee if the applicant or future owner constructs the public improvements.

RECOMMENDATION

The Planning Department Staff recommends the Planning Commission take the following action:

- Adopt Planning Commission Resolution 17-927, denying the request to extend Tentative Tract Map 5803 and denying Modification #4 to revise the Conditions of Approval.

Attachments:

1. Resolution 17-927
2. Conceptual Tentative Tract map stamped June 19, 2017
3. Requested revised Conditions of Approval

**PLANNING COMMISSION
RESOLUTION 17-927**

**DENYING A TIME-EXTENSION OF 1 YEAR
FOR TENTATIVE TRACT MAP 5803 AND ALLOWING THE MAP TO
EXPIRE. (SESPE CREEK PROPERTIES, LLC)**

WHEREAS, the Planning Commission has been petitioned to act on a request for a one year time extension to Tentative Tract Map 5803 (“project”), which was approved for land located between State Route 126 and River St., and between D St. and E St., and to act on a request to modify certain conditions of approval on the project; and

WHEREAS, the subject property contains a total of 18.47 acres and is identified as Assessor Parcel Numbers 046-0-060-010 and 046-0-060-160; and

WHEREAS, the property’s owner is Sespe Creek Properties, LLC, 103 Ontare Hills Lane, Santa Barbara, CA 93105; and

WHEREAS, the property is currently vacant land; and

WHEREAS, the project was initially approved by the City Council on March 11, 2008 (Council Resolution 08-3106), subject to Conditions of Approval and the incorporation of mitigation measures as identified in Exhibit “MMRP”, Mitigation Monitoring Reporting Plan which was prepared pursuant to the provisions of the California Environmental Quality Act (CEQA); and

WHEREAS, the project consists of the division of 18.47 acres into 44 parcels; and

WHEREAS, the City Council’s approved Conditions of Approval to the project, set forth as an exhibit to Resolution 08-3106, Recital H states: “This permit shall be substantially initiated or it shall expire 24 months from approval date, March 11, 2008. Substantial initiation of this permit shall be determined at the sole discretion of the City. Any Extension of this permit shall be processed per section 6.04.6650 of the Fillmore Municipal Code”; and

WHEREAS, in addition, Fillmore Municipal Code section 6.08.110 and Government Code section 66452.6 provide that a tentative map expires two years after approval; and

WHEREAS, in the years between 2008 and the present, the California State Legislature adopted several laws automatically extending all pending tentative tract maps. However, no automatic State extensions remain; and

WHEREAS, on April 16, 2016, the City Council adopted resolution 16-3519 extending the Tentative Tract Map 5803 to October 2016 in order to allow the applicant to submit plans to the Planning Commission to determine if the project warrants a one-year time extension; and

WHEREAS, the Planning Commission reviewed the new conceptual designs for the site on June 15, 2016 and recommended that the City Council determine that the applicant provided sufficient information to allow a full one-year time extension; and

WHEREAS, the City Council reviewed Planning Commission's recommendation on September 13, 2016 and adopted resolution 16-3553 approving a time extension to September 13, 2017; and

WHEREAS, since the City Council's approval of a time extension to September 13, 2017, the applicant has made insufficient progress toward developing the site that would warrant a further extension. For example, the applicant has not submitted floor plans, architectural elevations, grading plans, utility plans or landscaping plans.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF FILLMORE, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The applicant's request for a one-year extension to Tentative Tract Map 5803 is denied.

Section 2. The applicant's request to modify certain conditions of approval for the project is therefore moot.

PASSED, APPROVED AND ADOPTED this 15th day of November 2017.

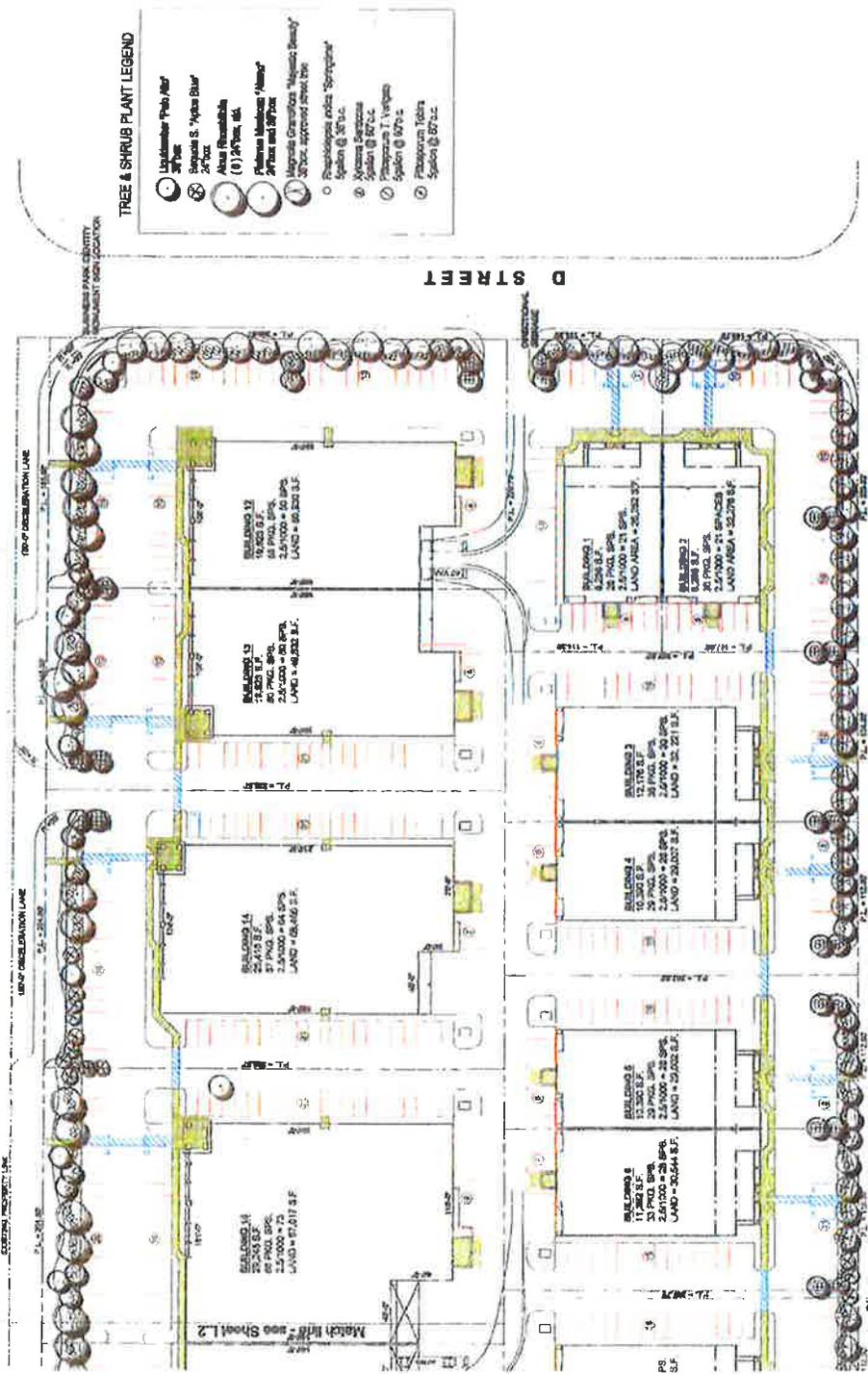
Ayes:
Noes:
Abstain:
Absent:

Albert Mendez, Chairman

ATTEST:

Maura Macaluso
Senior Planner

SIERRA HIGHWAY 126



- TREE & SHRUB PLANT LEGEND**
- Ligustrum Phil. Air 24" Tree
 - ⊗ Spiraea S. 'Golden Star' 24" Tree
 - ⊗ Aucas (Rosa) 24" Tree
 - ⊗ (1) 24" Tree, etc.
 - ⊗ Various Medium 'Maple' 24" Tree and Shrub
 - ⊗ Magnolia Grandiflora 'Magnolia Beauty' 30" Tree, approved street tree
 - Phlox paniculata 'Spring' 30" Tree
 - ⊗ Myrica Swartziana 30" Tree
 - ⊗ Phytolacca T. Variegata 30" Tree
 - ⊗ Phlox paniculata 30" Tree
 - ⊗ Phlox paniculata 30" Tree

SITE LANDSCAPE PLANTING PLAN
SCALE: 1" = 30FT.

OVERALL SITE SUMMARY:
 GROSS LAND AREA = 805,405 SQ. FT.
 24 FT. DEDICATION (RMV, 120) = 31,540 SQ. FT.
 DEDICATION AT RADIUS ST. CORNERS = 2,248 SQ. FT.
 NET LAND AREA = 771,598 SQ. FT.
 BLOCK BUILDINGS AREA = 108,084 SQ. FT.
 TILT-UP BUILDINGS AREA = 185,118 SQ. FT.
 TOTAL BUILDINGS AREA = 274,782 SQ. FT.
 COVERAGE (NET SITE) = 36.67%
 TOTAL PARKING PROVIDED = 728 SPACES

SESPE CREEK BUSINESS PARK
 Highway 126, F Street and D Street
 Filmore, California

Project: Sespe Creek Business Park
 Location: Filmore, CA
 Date: 17 March 2017
 Drawing: Concept Site Planting Plan
 Scale: L:1

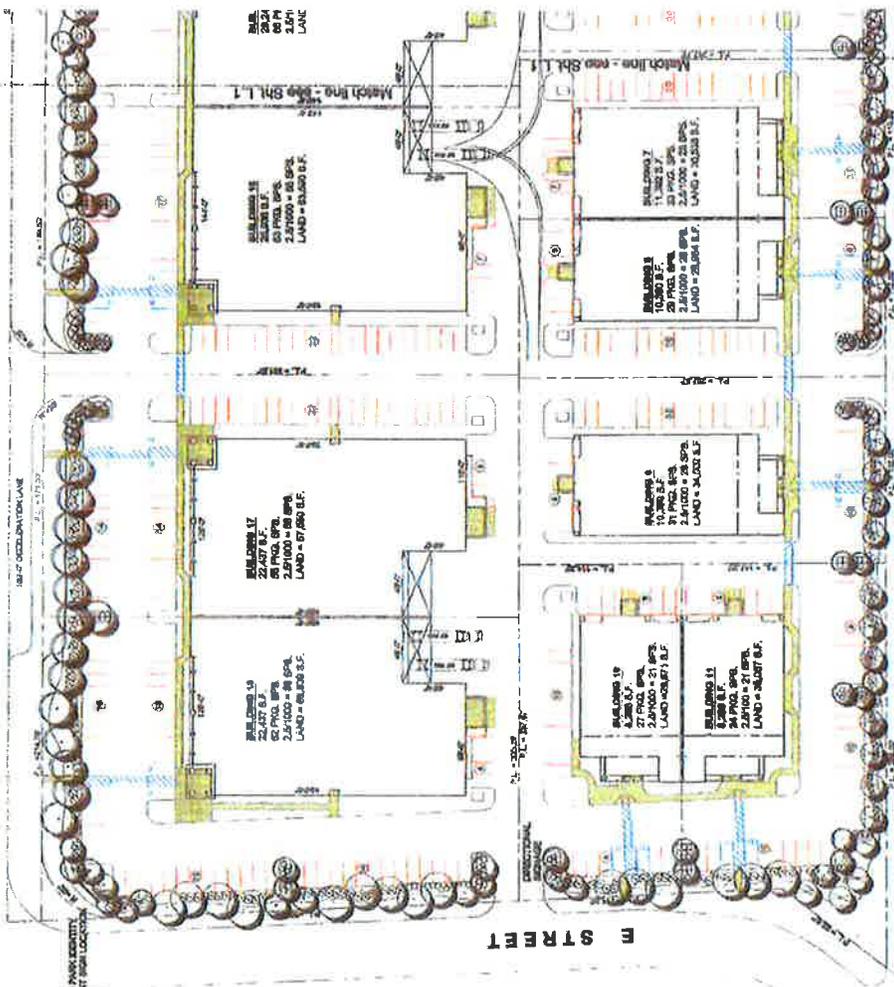
SIERRA HIGHWAY 126

FUTURE REDUCTION



TREE & SHRUB PLANT LEGEND

- Liquidambar "Palo Alto" 30" Dia
- Sycamore S. "Vase Blue" 24" Dia
- Aliso Rosemaltina (S) 34" Dia, 40' Ht
- Phoenix Mediana "Honey" 24" Dia and 30" Dia
- Various Citrus "Mediterranean Beauty" 24" Dia, approved with file
- Dracopis indica "Spartan" 30" Dia
- Nyctanthes Garguana 30" Dia
- Phoenix T. Veigana 30" Dia
- Phoenix T. Veigana 30" Dia
- Phoenix T. Veigana 30" Dia



RIVER STREET

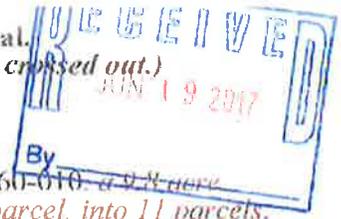


SITE LANDSCAPE PLANTING PLAN
SCALE: 1" = 30FT.

SEPE CREEK BUSINESS PARK
Highway 126, "E" Street and "D" Streets
Fimora, California

Project: Sepe Creek Business Park, Fimora, CA
Date: 11/10/2017
Drawing: Concept Site Planting Plan
L.2

Requested Modifications No. 3 to Tentative Map 5803 Conditions of Approval.
(All Changes, Additions and/or Revisions are in maroon italics; Deletions are crossed out.)



Revised Recitals.

TTR 5803 is a multiple phase map and includes the subdivision of APN 046-0-060-010, a 9.8 acre parcel, into 7 parcels, and the subdivision of APN 046-0-060-160, a 8.69 acre parcel, into 11 parcels.

Requested Additional Conditions to be incorporated into the COA

- 1) *In the event the City revises payment of CAIF's and/or DIF's, then any such revisions shall also be an addendum incorporated into these Conditions of Approval without any further actions by the APPLICANT or the City.*
- 2) *In the event the City revises payment of CAIF's and/or DIF's, then any such revisions shall also be an addendum incorporated into these Conditions of Approval without any further actions by the APPLICANT or the then owner of any parcel or the City.*
- 3) *In the event the APPLICANT or the then owner of any parcel constructs off-site public improvements for which the Applicant or the then owner of any parcel is due a credit from the city and/or reimbursement from other property owners in the Fillmore Business Park, the City shall issue a credit as follows: First, a credit against any development impact fees owed by the APPLICANT or the then owner of any parcel; Second, a credit against any CAIF charges owed by the APPLICANT or the then owner of any parcel; Third, a credit against any Planning Dept. charges, plan check fees and building permits fees, (on-site permits, off-site permits and/or building permits) owed by the APPLICANT or the then owner of any parcel; and Fourth, a credit against any water connection charges. If there still exists an amount owed to the APPLICANT or the then owner of any parcel, it shall be reimbursed by the other property owners in the Fillmore Business Park in accordance with the cost allocations set forth in Exhibit B-2, attached hereto, entitled "Allocation of Common Area Infrastructure Costs - Fillmore Business Park"*

Requested Revisions - Grading Conditions.

- E8. The APPLICANT shall submit the actual costs of the public improvements including sewer, water, storm drain, street, levee and landscape & irrigation to the City Engineer prior to final acceptance of the public improvements by the City. The detailed cost breakdown shall be in accordance with the format approved by the City Engineer
- E14. Prior to obtaining building permits for each individual lot, the APPLICANT *or the then owner of any parcel* shall pay the most current Common Area Infrastructure Fees (CAIF's) and Development Impact Fees (DIF's) as required by the Fillmore City Council Resolutions regarding Common Area Infrastructure Fees and Development Impact Fees. The Applicant *or the then owner of any parcel* may petition the City Council to defer the payment of CAIF's and DIF's until a later date.
- E20. All grading shall be done per the approved grading plan, Exhibit G, and *conform to the most current revised Uniform Building Code adopted by the City and/or as recommended by the Soils Report* submitted for the project, with the prior approval by the City.
- E30. To ensure municipal water service to this development, *except as provided for in Condition E31 below*, the water rights for this property shall be dedicated to the City of Fillmore by Title Sheet Dedication on the Final Map.
- E31. All on-site wells, *except the Water Well designated as 04N20W25N02S by the County of Ventura*

and used solely for farm irrigation including the properties known as the Morris Property (APN 046-0-060-100) and the Smith Property (APN 052-0-160-040) within the PROJECT shall be filled, capped and abandoned in conformance with Ventura County Ground Water Section requirements and specifications.

- E44. Each finished floor *of any building improvements* shall be at least one foot above a 100-year frequency storm. Collector streets shall have 24 feet of dry access during a 10-year frequency storm.
- E53. Prior to occupancy *of any building improvements* the APPLICANT *or the then owner of the parcel for which a building permit has been issued* shall annex this property into the Storm Drain Maintenance Assessment District. The APPLICANT shall pay all annexation costs. The District shall pay for the maintenance cost of the storm drain system, street sweeping, maintenance of the permanent storm water pollution prevention measures and levee maintenance. The levee maintenance cost shall include the maintenance of the levee itself, re-certifications of the levee with FFMA, the soil cover over the levee and the irrigation system and vegetation on the soil cover. The City of Fillmore shall provide maintenance of the levee with the costs paid for by the Storm Drain Maintenance District. The Applicant's fair share of the levee maintenance is 5.19%
- E54. Prior to occupancy of any unit the APPLICANT *or the then owner of any parcel* shall annex the property into the City's Lighting and Landscape Maintenance Assessment District. The APPLICANT shall pay all annexation costs. The APPLICANT shall submit exhibits depicting the features to be included in the landscape assessment district. The district shall pay for street light maintenance, energy cost, public landscape and street tree maintenance, sidewalk maintenance, curb and gutter, street sweeping and street maintenance, graffiti removal and irrigation system maintenance associated with the normal maintenance of these facilities. The landscape maintenance shall be performed by the City, at the property owner's cost, in the event that the property owner or tenant fails to maintain this area in a manner acceptable to the City Engineer.
- E68. Existing overhead power lines 16KV or smaller, telephone lines, cable lines shall be placed underground. The undergrounding shall extend along all project street frontages except overhead wires on the north side of Hwy 126. E68. Existing overhead power lines 16KV or smaller, telephone lines, cable lines shall be placed underground. The undergrounding shall extend along all project street frontages except overhead wires on the north side of Hwy 126. ~~The Applicant shall be entitled to enter into a reimbursement agreement with the City for fair share reimbursement from adjacent properties for undergrounding of overhead lines~~

Requested Revisions - Planning Conditions

- P3. *Prior to occupancy of any building for which a building permit has been issued the APPLICANT or the then owner of any parcel shall install*, landscaping and automatic irrigation shall be installed in all landscaped areas, per an approved landscaping and irrigation plan. The landscape plan shall be prepared by a registered landscape architect, licensed to work in California. Building permits will not be issued, and no landscaping is to be installed until the City's Community Development Director approves the subject landscaping plans.
- P4. *Prior to occupancy of any building for which a building permit has been issued the APPLICANT or the then owner of any parcel shall install street trees per the approved landscape plan.* All street trees shall be a 24-inch box or larger with a minimum 2 inch trunk diameter and 8 to 12 feet tall as measured from top of root ball. The tree canopy shall have a minimum 4-foot wide head at the time of planting. Street trees shall be installed prior to occupancy of any building within the PROJECT.

Requested Revisions – Fire Conditions.

- F5. *As a condition of the building permit*, all roof covering materials shall consist of State Fire Marshall-approved materials.

- F6. *As a condition of the building permit*, Residential address numbers, a minimum of six (6) inches in height, shall be installed prior to occupancy and shall be illuminated and readily visible at night. The Fire Chief shall approve the method of illumination. Commercial address numbers shall be a minimum of eight (8) inches in height and be of contrasting color.
- F8. *As a condition of the building permit* the Applicant *or the then owner of any parcel* shall provide on-site fire protection, as determined by the Fire Chief. Adequate fire protection shall be installed and be in service, prior to obtaining any building permits. The Applicant shall maintain passable vehicular access to all buildings and fire hydrants as required by the Fire Chief.
- F9. *As a condition of the building permit*, Smoke detectors and fire alarm systems approved by the State Fire Marshall shall be installed in accordance with State and local requirements.
- F10. *As a condition of the building permit*, automatic fire sprinklers shall be provided as required by the Fillmore Municipal Code and the Fire Chief.
- F11. *As a condition of the building permit*, all brush and grass determined to be a fire hazard by the Fire Chief, shall be cleaned be cleared to a minimum distance of 100 feet from all proposed structures, prior to beginning framing of any combustible construction.
- F12. *As a condition of the building permit*, in accordance with the California Administrative Code, Title 24, Section B1419, an approved spark arrester shall be installed on the chimney of any structure if applicable.
- F14. *As a condition of the building permit*, all driveways and canopies shall have a minimum vertical clearance of 14 feet.

Requested Revisions – Fire Conditions.

- S3. D Street: D Street shall be constructed in accordance with Ventura County Road Standard Plate B-3(C) to the dimensions shown in the Business Park Master Plan Figure 4-13. The Applicant shall construct, prior to occupancy, the following improvements on the south leg of the D Street/SR 126 intersection: Within 300-feet of SR 126 construct one left and one through/right lane north bound and one south bound lane. Curb returns at SR 126 shall be 50-foot radius. South of this point the Applicant may limit construction to the full street improvements on the west side of D Street and 14-feet of pavement east of the centerline of D Street. *The Applicant shall receive a credit as set forth herein the COA for all costs of construction of the 14 feet pavement east of the centerline of D Street. in excess of his fair share from other development within the Fillmore Business Park at the time those other developments obtain building permits. The Applicant's fair share of this improvement is 16.89% as set forth in Exhibit B-2, attached hereto, entitled "Allocation of Common Area Infrastructure Costs – Fillmore Business Park".*
- S4. Deleted as E Street in and fully improved.
- S5. SR 126: The Applicant shall make an irrevocable offer *to provide for the dedication to the City of Fillmore 24 feet of Right of Way from the existing northern property line adjacent to Ventura Street (SR 126), for the future widening of SR 126 to seven lanes. Where deceleration lanes are required an additional 12-feet shall be irrevocably offered in dedication. The Applicant or the then owner of the parcels shall receive a credit from the City as provided for herein equal to the fair-market value of the 12-foot deceleration lane dedication.* SR 126 shall be improved in accordance with Figure 4-3 of the Business Park Master Plan. The terms and conditions of the dedication shall be as set forth in the Business Park Agreement dated June 21, 2006 between the City of Fillmore and Sespe Creek Properties, LLC.

- S6. River Street: The Applicant shall construct street improvements along the northerly side of River Street from E Street to D Street prior to occupancy. River Street shall be constructed in accordance with Ventura County Road Standard Plate B-3(C) to the dimensions shown in the Business Park Master Plan Figure 4-9 with 50-foot radius curb returns.
- S7. D Street/SR 126 Traffic Signal: The Applicant shall conduct (at Applicant's expense) and submit with first plan check a traffic study to determine if signal warrants are met for the D Street/ SR 126 traffic signal and if the Hwy 126 widening at D Street to 7 lanes is required to serve the PROJECT. The traffic study shall be peer reviewed (at Applicant's expense) by the City's traffic engineer. The Applicant shall construct the D Street/SR 126 traffic signal and necessary widening to 7 lanes to meet CalTrans standards at D Street if determined by the traffic study. The Applicant shall receive a credit against Transportation DIF due or be reimbursed by the Transportation DIF for all design, construction and construction administration costs for the 'D' Street signal for the 7 lane highway up to a maximum \$243,213 or 50% of the signal costs whichever is less. ~~(This amount shall be adjusted by the ENR Construction cost inflation rate to the date of award of contract for the signal).~~ Additionally, the Applicant shall receive a credit against Transportation DIF due for all design, construction and construction administration costs for the widening to 7 lanes at D Street up to a maximum of 25% of the total cost as provided for herein. Any reimbursements from the Transportation DIF are contingent upon availability of funds. ~~In addition, the Applicant will be reimbursed for all costs in excess of his fair share from other development within the Fillmore Business Park at the time those other developments obtain building permits.~~ The Applicant's fair share of this improvement is 16.89% as set forth in Exhibit B-2, attached
- S8. E Street/SR 126 Traffic Signal: The Applicant shall conduct (at Applicant's expense) a traffic study to determine if signal warrants are met for the E Street/ SR 126 traffic signal to serve the PROJECT. The traffic study shall be peer reviewed (at Applicant's expense) by the City's traffic engineer. The signal warrant analysis shall assume that the D Street signal has already been installed. The Applicant shall construct the E Street/SR 126 traffic signal if signal warrants are met. The Applicant will be reimbursed as provided for herein. ~~for all costs in excess of his fair share from other development within the Fillmore Business Park at the time those other developments obtain building permits.~~ The Applicant's fair share of this improvement is 16.89% as set forth in Exhibit B-2, attached hereto, entitled "Allocation of Common Area Infrastructure Costs - Fillmore Business Park".
- S8a Building permits shall not be issued for the Project until such time that the Applicant has paid in full the current Transportation DIF for the entire Project. Payment in full of the Transportation DIF shall be considered as fully satisfying mitigation measures T-1 (e) and T-2(a) Of the Fillmore Business Park Master Plan FEIR, certified by the City on March 11, 2008, as modified by SR 126/A Street Intersection Level of Service Standard and Mitigation Amendment Initial Study and Negative Declaration adopted by the City Council on July 8, 2008. The Applicant may enter into an Agreement with the City Council to pay these fees on a deferment payment method.
- S9. Delete the phrase "...and E Street...".
- S11. Deleted
- S15. The Applicant shall install an 8-inch water main in D-Street and shall connect it to the existing water main north of Hwy 126. The Applicant will be reimbursed as provided for herein. ~~for all costs in excess of his fair share from other development within the Fillmore Business Park at the time those other developments obtain building permits.~~ The Applicant's fair share of this

improvement is 16.89% as set forth in Exhibit B-2, attached hereto, entitled "Allocation of Common Area Infrastructure Costs - Fillmore Business Park".

S16. Deleted

Requested Revisions - Water Conditions.

S18. Deleted.

Requested Revisions – Drainage Conditions.

S20. Deleted.

S21. Deleted.

S22. *The Applicant should connect to the existing storm drain connections at either just east of the D Street on River Street or to the storm drain connection approximately at the middle of the rotorcraft Property.*

Requested Revisions - Miscellaneous Conditions.

S24. *At the time of issuance of building permits, the landscape setback around the street frontages and landscaped parkways shall be irrigated with a subsurface drip system approved by the City Engineer. The landscape setback along the streets shall be in a public landscape easement to the City of Fillmore and maintained by the Applicant or the then owner of any parcel. The subsurface drip may be used by the City to dispose of water during the months of December, January, February and March. The Applicant shall use an irrigation controller compatible with the Water Recycling Plant SCAJDA system and connect the controller to the fiber optic communication line on the recycled water distribution main.*

S26. *The Applicant shall receive a credit against Applicant's CAIF's, DIF's, building plan check or permits fees or any other charges or fees imposed by the city in excess of his fair share for all offsite public improvements from other property owners within the Fillmore Business Park in accordance with the cost allocations set forth in Exhibit B-2, attached hereto, entitled "Allocation of Common Area Infrastructure Costs - Fillmore Business Park."*

S27. Deleted.

S29. Deleted.

S30. Deleted.

S31. *Employee* seating areas shall not be located within 150 feet of the westerly and southerly property lines of the PROJECT.

Mitigation Measures Applied to the Project

AQ-@ (b) TDM Fund. Deleted



CITY OF FILLMORE
CENTRAL PARK PLAZA
250 Central Avenue
Fillmore, California 93015-1907
(805) 524-3701 • FAX (805) 524-5707

TO: Planning Commission

FROM: Kevin McSweeney,
Planning and Community Development Director

DATE: November 15, 2017

RE: EXTENSION #6 TO TENTATIVE TRACT MAP 5422, NLA COMMUNITY,
LLC., NORTH FILLMORE SPECIFIC PLAN AREA

REQUEST

The applicant, NLA Community, LLC desires a one-year extension on its approved Tentative Tract Map 5422 to allow the development of 146 residential dwelling units.

ANALYSIS

Project Description:

The project consists of a request to extend Tentative Tract Map 5422 which was initially approved by the Fillmore City Council on July 11, 2006 per City Council Resolution 06-2959. The originally approved project was a 201-unit subdivision on 96 lots which could include some apartments. The project is in an area of the city known as North Fillmore and is subject to the North Fillmore Specific Plan. In 2014 the project was modified to allow for the construction of 146 single family detached units on lots ranging from 3,964 sf. to 6,664 sf. to allow the project to comply with Measure I. Measure I was a resident initiated ballot measure that decreased by half the number of dwelling units allowed to be developed within the North Fillmore Specific Plan area. A Development Permit would be required before the applicant could actually develop the site.

Extension Request:

Tentative Tract Map 5422 has already been extended for a total of Eleven years. First, the map received three extensions by operation of law for a total of 8 years during the recession. Then in 2014, the City Council granted a two-year extension to July 11, 2016. In 2016, the City Council granted a further extension to December 13, 2017.

Although the applicant has had an agreement with the City in place since 2014 to start the remedial site work necessary to begin the massive grading which will be necessary before construction can occur, no grading or other site work has begun. The site remains vacant and unimproved.

Extension #5 of TTM 5422
Staff Report
November 15, 2017

RECOMMENDATION

Staff recommends the Planning Commission take the following action:

1. Adopt Resolution 17-928 denying the requested one-year extension of Tentative Tract Map 5422.

ATTACHMENTS

1. PC Resolution 17-928
2. Approved Tentative Tract Map 4522

PLANNING COMMISSION RESOLUTION 17-928

**DENYING A FURTHER TIME EXTENSION FOR TENTATIVE TRACT
MAP 5422**

NLA COMMUNITIES, LLC, APPLICANT

WHEREAS, NLA Communities, LLC (“Applicant”), is the owner of certain real property located in the City of Fillmore (“City”) identified as Assessor Parcel Numbers 043-0-050-360, 043-0-080-405 and 043-0-080-905 (collectively, “Property”) within the North Fillmore Specific Plan; and

WHEREAS, the Property is currently undeveloped, vacant land; and

WHEREAS, on July 11, 2006 the Fillmore City Council conditionally approved Tentative Tract Map 5422 to allow Applicant to develop the Property with 201 residential units including some apartment units; and

WHEREAS, in response to and during the course of the recession, the California State Legislature adopted various different statutory extensions which, in total, provided additional eight years to the life of Tentative Tract Map 5422 through 2014; and

WHEREAS, a resident-initiated ballot measure in 2008 decreased the total allowable density within the North Fillmore Specific Plan area from 700 residential units to 350 residential units; and

WHEREAS, in 2014 the City Council granted the applicant’s request for a further 2-year extension, through July 11, 2016, and request to modify Tentative Tract Map 5422 to allow for the construction of 146 single family detached units; and

WHEREAS, in 2016, the City Council granted the applicant’s request for a further extension through December 13, 2017; and

WHEREAS, although the Applicant has had an agreement in place since 2014 to start the remedial site work necessary to begin the massive grading which will be necessary before construction can occur, no grading or other site work has begun. The site remains vacant and unimproved.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF FILLMORE
DOES HEREBY RESOLVE AS FOLLOWS:**

Section 1. The facts set forth in the recitals above are true and correct and incorporated herein by this reference.

Section 2. The Applicant's request for an extension of Tentative Tract Map 5422 is denied because there has been no progress on the Tentative Tract Map.

PASSED AND ADOPTED by the Planning Commission this 15th day of November 2017, by the following votes:

Ayes:

Noes:

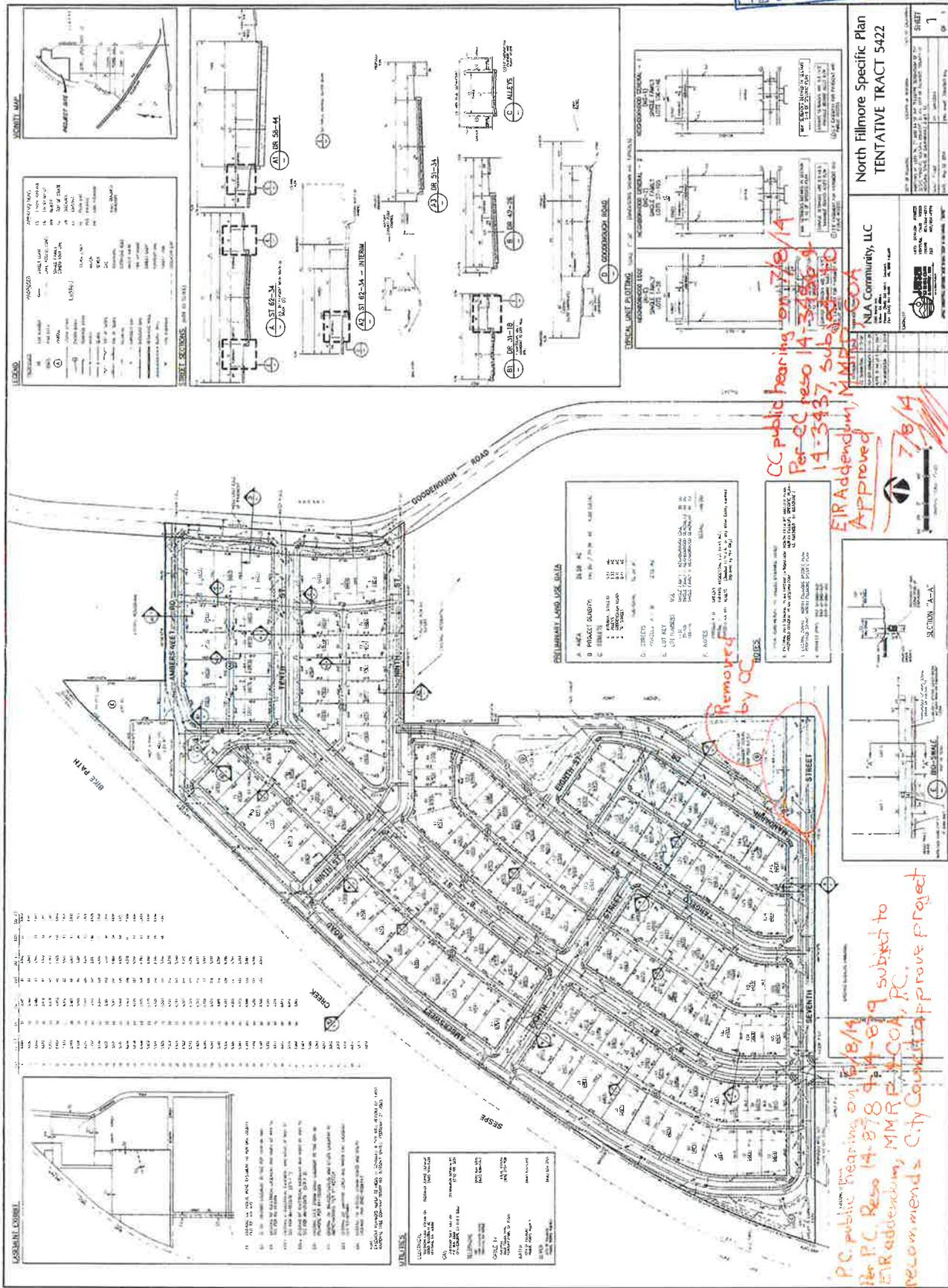
Abstain:

Absent:

Albert Mendez, Chairman

ATTEST:

Maura Macaluso,
Senior Planner



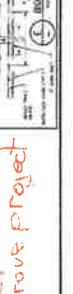
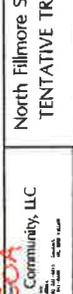
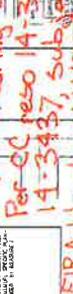
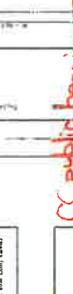
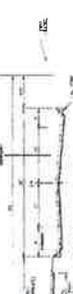
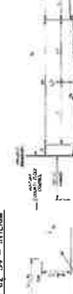
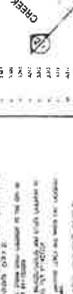
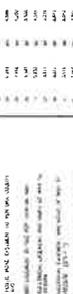
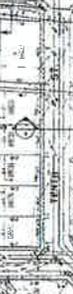
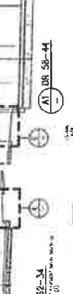
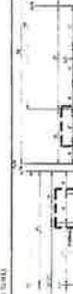
LEGEND

PROPOSED

EXISTING

UTILITIES

STREET SCENARIOS



14-3437

CC public hearing on 7/8/14
Per CC Reso 14-3436 &
14-3437, subject to
EIR Addendum, MMRP & COA
Approved
7/8/14

CC public hearing on 6/18/14
Per CC Reso 14-2789, 14-2790
subject to
EIR addendum, MMRP & COA, PC.
recommends City Council approve project

North Fillmore Specific Plan
TENTATIVE TRACT 5422

NJA Community, LLC

1
1



CITY OF FILLMORE
CENTRAL PARK PLAZA
250 Central Avenue
Fillmore, California 93015-1907
(805) 524-3701 • FAX (805) 524-5707

TO: Planning Commission

FROM: Kevin McSweeney,
Planning and Community Development Director

DATE: November 15, 2017

RE: REQUESTED DESIGN COMMENTS TO TRAFFIC CIRCLES LOCATED AT
CENTRAL AVE. AND HERITAGE VALLEY PARKWAY, AND AT
MOUNTAIN VIEW AND HERITAGE VALLEY PARKWAY

REQUEST

The Applicant, Hearthstone Multi-Asset Entity-C, requests design comments for Traffic Circles located at Central Ave. and Heritage Valley Parkway and at Mountain View and Heritage Valley Parkway.

DISCUSSION

The Applicant is constructing public improvements in Tract 5496 known as Bridges subdivision. One of the remaining public improvements that does not have a Final design are the Traffic Circles

According to the governing document for the area, Heritage Valley Parks Specific Plan (Section 5.2.4) page 5-15, "Located at the terminus of each theme boulevard, the traffic circle reinforces the traditional character of the Heritage Valley Parks circulation system. These traffic circles create a focal element/landmark consisting of traditionally designed landscape spaces.

Traffic circles may include a gazebo structure, landmark tower, fountain or specimen tree to create not only a landmark but also to function as a gathering place for residents. The ground plane may suggest the layout of a formal garden with layers of clipped hedges flowering shrubs, roses and green lawn. The outside edge of the traffic circle may be turf block or enhanced paving to allow for the movement of emergency vehicles. The perimeter parkways will feature curb-separated sidewalks, seating and a double row of canopy trees as an extension of the theme boulevard landscape concept. **To add Variety and element of story-telling in the community, the design of each traffic circle may be distinctly different to reflect Fillmore's historic and cultural heritage."** (Emphasis added)

The Applicant proposes 2 alternatives for each site: Mountain View and Central Ave.

Mountain View:

Option A:

The design for Option A consists of an agricultural windmill surrounded by formal gardens. The Police Chief, Fire Chief, City Engineer and Planning Director are concerned that the formal

gardens with raised concrete seating is too close to the street and may cause a traffic hazard with pedestrians. Additionally, no information was submitted about the agricultural windmill. City staff prefers a very tall (35'), aged or an antiqued windmill that is reminiscent of the old farming days. This will create an instant landmark that explains a story of Fillmore's agricultural roots.

Option B:

The design of Option B consists of a single tree in the center of the traffic circle surrounded by sod and sidewalk.

Although simple in design, this is the Police Chief, Fire Chief, City Engineer and Planning Director's preferred design because there are no visible obstructions to pedestrians. However, the center tree must be very-very large and reflective of Fillmore's history such as a 20'x20' Live Oak or a Morten Bay Fig. This type of tree will be an instant landmark that makes a statement.

Central Ave.

Option A:

The design for Option A on Central Ave. consists of a Gazebo surrounded by formal gardens. The Police Chief, Fire Chief, City Engineer and Planning Director are concerned that the formal gardens with raised concrete seating is too close to the street and may cause a traffic hazard with pedestrians. Additionally, no information was submitted about the Gazebo.

Option B:

The design for Option B consists of a single tree in the center of the traffic circle similar to that of Mountain View.

Critique:

Considerable effort should be made to what is proposed for the inside of the Traffic Circle. This is not remnant space left over from development. Rather this space is a center piece that will always be viewed while driving on Mountain View, Central Ave. and Heritage Valley Parkway.

The design details at this time are not necessary, but City staff desires direction from the Commission that the majority of the Commission can agree upon.

FISCAL IMPACT

There is no financial impact to the City's General Fund regarding the Traffic Circles. The applicant will pay for the design and construction will be reimbursed through the Community Facility District (Mello-Roos) and the Traffic Circles will be maintained through the Lighting and Landscaping Assessment District.

CITY COUNCIL GOAL

By providing well thought-out and creative designs consistent with the Heritage Valley Parks Specific Plan, this will address the following City Council 2017-2018 adopted goals;

Implement high quality projects in accordance to the Fillmore General Plan and ensure that the goals and policies of city council are carried out.

1. Projects are to be reviewed in accordance to City Council approved documents.
2. Development projects are to have the architectural features that represent Fillmore, not the bland features common to surrounding southern California cities.

RECOMMENDATION

The Planning Department recommends the Planning Commission take the following action:

- Provide comments and direction regarding the design of the Traffic Circles

ATTACHMENTS

1. Traffic Circle designs
2. Heritage Valley Parks Specific Plan Section 5.2.4

5.2.4 TRAFFIC CIRCLES

Located at the terminus of each theme boulevard, the traffic circle reinforces the traditional character of the Heritage Valley Parks circulation system. These traffic circles create a focal element/landmark consisting of traditionally designed landscape spaces.

Traffic circles may include a gazebo structure, landmark tower, fountain, or specimen tree to create not only a landmark but also to function as a gathering place for residents. The ground plane may suggest the layout of a formal garden with layers of clipped hedges, flowering shrubs, roses, and green lawn. The outside edge of the traffic circle may be turf block or enhanced paving to allow for the movement of emergency vehicles. The perimeter parkways will feature curb-separated sidewalks, seating, and a double row of canopy trees as an extension of the theme boulevard landscape concept. To add variety and an element of story-telling in the community, the design of each traffic circle may be distinctly different to reflect Fillmore's historic and cultural heritage.

Traffic circles are illustrated in Exhibits 31 through 34.

Phase 1-B - Preliminary Design Package for:

Heritage Valley Parks

Fillmore, California 93003

SHEET INDEX:

PAGE	SHEET NO.	SHEET TITLE
1	EX-001	COVER
2	EX-1.1.1	OPTION A - MOUNTAIN VIEW STREET
3	EX-1.1.2	OPTION A - CENTRAL AVENUE
4	EX-1.2.1	OPTION B - MOUNTAIN VIEW STREET
5	EX-1.2.2	OPTION B - CENTRAL AVENUE
6	EX-2.1.1	LMD AREA

Prepared for:

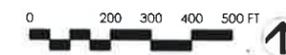
Hearthstone Fillmore
 19700 Fairchild Rd., Suite 260
 Irvine, CA 92612



Traffic Circle Narrative: From Section 5.2.4 of the specific plan

Located at the terminus of each theme boulevard, the traffic circle reinforces the traditional character of the Heritage Valley Parks circulation system. These traffic circles create a focal element/landmark consisting of traditionally designed landscape spaces.

Traffic circles may include a gazebo structure, landmark tower, fountain, or specimen tree to create not only a landmark but also to function as a gathering place for residents. The ground plane may suggest the layout of a formal garden with layers of clipped hedges, flowering shrubs, roses, and green lawn. The outside edge of the traffic circle may be turf block or enhanced paving to allow for the movement of emergency vehicles. The perimeter parkways will feature curb-separated sidewalks, seating, and a double row of canopy trees as an extension of the theme boulevard landscape concept. To add variety and an element of story-telling in the community, the design of each traffic circle may be distinctly different to reflect Fillmore's historic and cultural heritage.



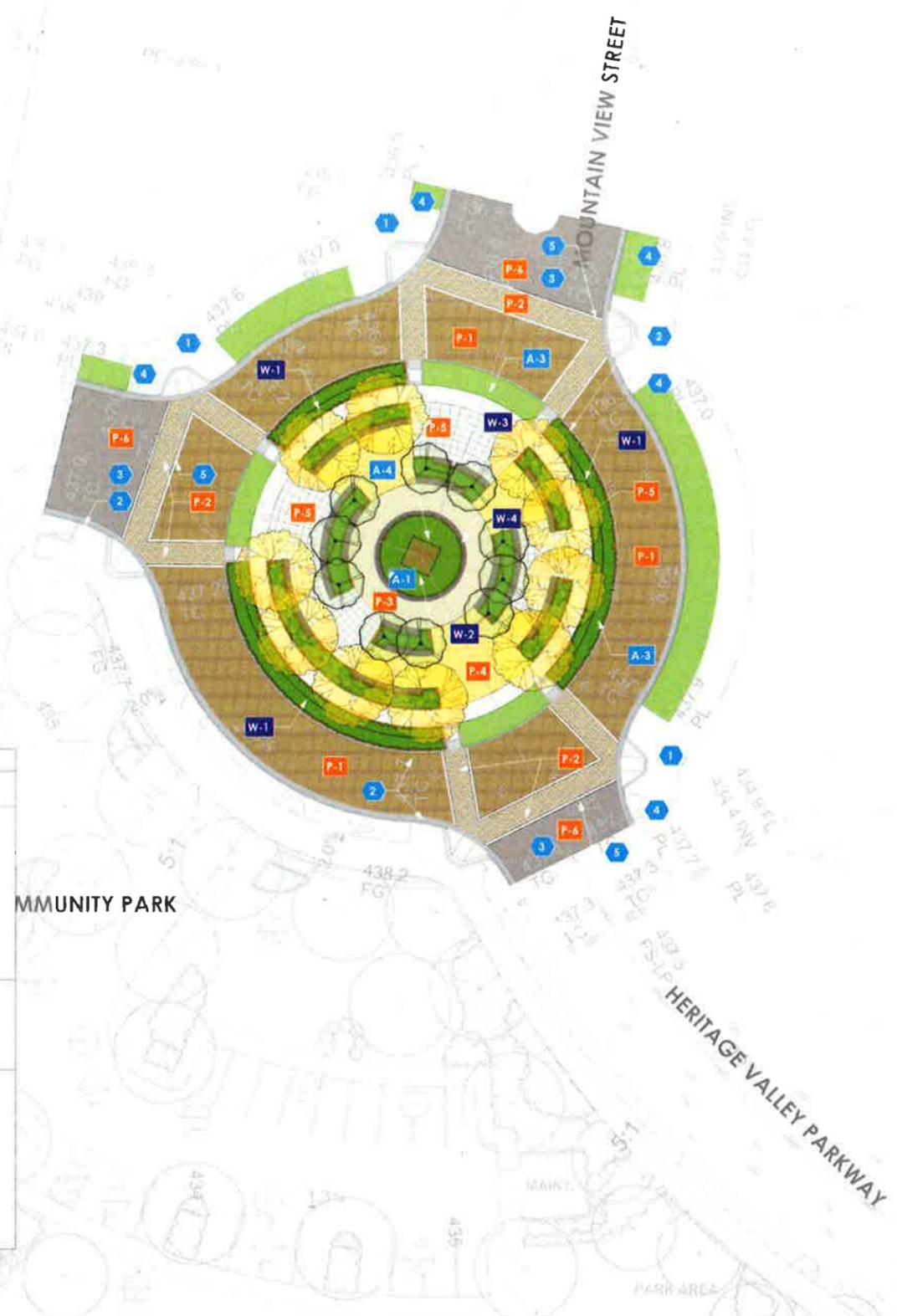
PROPOSED MEDIAN PLANTS:
Botanical Name/Common Name (WUCOLS)

- Shrubs/Grasses:**
 Rhamphilepis indica/Indian Hawthorne (M)
 Pittosporum tobira Variegata/Variiegated Mock Orange (M)
 Escallonia Compacta/Dwarf Escallonia (M)
 Miscanthus transmorisonensis/Evergreen Eulalia (M)
 Phormium tenax Variegata/Variiegated New Zealand Flax (M)
Groundcover:
 Rosmarinus officinalis 'Huntington Carpet'/Prostrate Rosemary (L)
 Dymondia margaretae/Silver Carpet (L)*
 Trachelospermum jasminoides/Star Jasmine (M)

OPTION A - MOUNTAIN VIEW STREET WINDMILL

Option A Traffic Circles showcase design options as prescribed by the Heritage Valley Parks Specific Plan, Section 5.2.4 Traffic Circles. The Mountain View Street traffic circle features an agricultural windmill surrounded by pedestrian enhancements (i.e. enhanced paving, seatwalls, tree/shrub planting, etc.) to create not only a landmark but also to function as a gathering place for residents within the large traffic circle infrastructure. Option A renderings also illustrate "enhanced paving" options for the roadways as illustrated in the specific plan.

ID#	ITEM
PAVING	
P-1	ENHANCED VEHICULAR PAVING (i.e. Vehicular Pavers, Colored Decorative Concrete, etc.)
P-2	ENHANCED PEDESTRIAN CROSSWALK PAVING (i.e. Pedestrian Pavers, Integral Colored Stamped Concrete, etc.)
P-3	PEDESTRIAN PAVERS (Optional: Permeable Pavers)
P-4	STABILIZED DECOMPOSED GRANITE
P-5	STANDARD GRAY BROOM SWEEP FINISH CONCRETE WITH DETAILED SCORING PATTERN
P-6	ASPHALT PAVING
WALLS AND FENCES	
W-1	SPLIT RAIL FENCE
W-2	METAL SECURITY FENCE
W-3	PEDESTRIAN SEATWALL
W-4	PLANTER SEATWALL
AMENITIES	
A-1	WINDMILL
A-2	GAZEBO
A-3	BOULDERS
A-4	LIGHTING
BY OTHERS	
1	CONCRETE PAVING BY OTHERS
2	CURB AND GUTTER BY OTHERS
3	PAVING BY OTHERS
4	LIGHT POST BY OTHERS
5	STRIPING BY OTHERS



PRELIMINARY MOUNTAIN VIEW STREET ROUNDABOUT



LOI #

PROPOSED MEDIAN PLANTS:
 Botanical Name/Common Name (WUCOLS)

Shrubs/Grasses:
 Rhamphalepis indica/Indian Hawthorne (M)
 Pittosporum tobira, Variegata/Variiegated Maori Orange (M)
 Escallonia 'Compacta'/Dwarf Escallonia (M)
 Miscanthus transmariconensis/Evergreen Eulalia (M)
 Phormium tenax 'Variegata'/Variiegated New Zealand Flax (M)

Groundcover:
 Rosmarinus officinalis 'Huntington Carpet'/Prostrate Rosemary (L)
 Dymondia margaretae/Silver Carpet (L)
 Trachelospermum jasminoides/Star Jasmine (M)

OPTION A - CENTRAL STREET GAZEBO

Option A Traffic Circles showcase design options as prescribed by the Heritage Valley Parks Specific Plan, Section 5.2.4 Traffic Circles. The Central traffic circle features gazebo surrounded by pedestrian enhancements (i.e. enhanced paving, seatwalls, tree/shrub planting, etc.) to to "create not only a landmark but also to function as a gathering place for residents" within the large traffic circle infrastructure. Option A renderings also illustrate "enhanced paving" options for the roadways as illustrated in the specific plan.

AMENITIES SCHEDULE - SHEET EX-1.1.2

ID#	ITEM
PAVING	
P-1	ENHANCED VEHICULAR PAVING (i.e. Vehicular Pavers, Colored Decorative Concrete, etc.)
P-2	ENHANCED PEDESTRIAN CROSSWALK PAVING (i.e. Pedestrian Pavers, Integral Colored Stamped Concrete, etc.)
P-3	PEDESTRIAN PAVERS (Optional: Permeable Pavers)
P-4	STABILIZED DECOMPOSED GRANITE
P-5	STANDARD GRAY BROOM SWEEP FINISH CONCRETE WITH DETAILED SCORING PATTERN
P-6	ASPHALT PAVING
WALLS AND FENCES	
W-1	SPLIT RAIL FENCE
W-3	PEDESTRIAN SEATWALL
AMENITIES	
A-2	GAZEBO
A-4	LIGHTING
BY OTHERS	
1	CONCRETE PAVING BY OTHERS
2	CURB AND GUTTER BY OTHERS
3	PAVING BY OTHERS
4	LIGHT POST BY OTHERS
5	STRIPING BY OTHERS



PRELIMINARY CENTRAL STREET ROUNDABOUT



PROPOSED MEDIAN PLANTS:
 Botanical Name/Common Name (WUCOLS)

Shrubs/Grasses:
 Rhamphilepis Indica/Indian Hawthorne (M)
 Fillosporium tobira Variegata/Variiegated Mock Orange (M)
 Escallonia 'Compacta'/Dwarf Escallonia (M)
 Miscanthus transmorisonensis/Evergreen Eulalia (M)
 Phormium tenax Variegata/Variiegated New Zealand Flax (M)

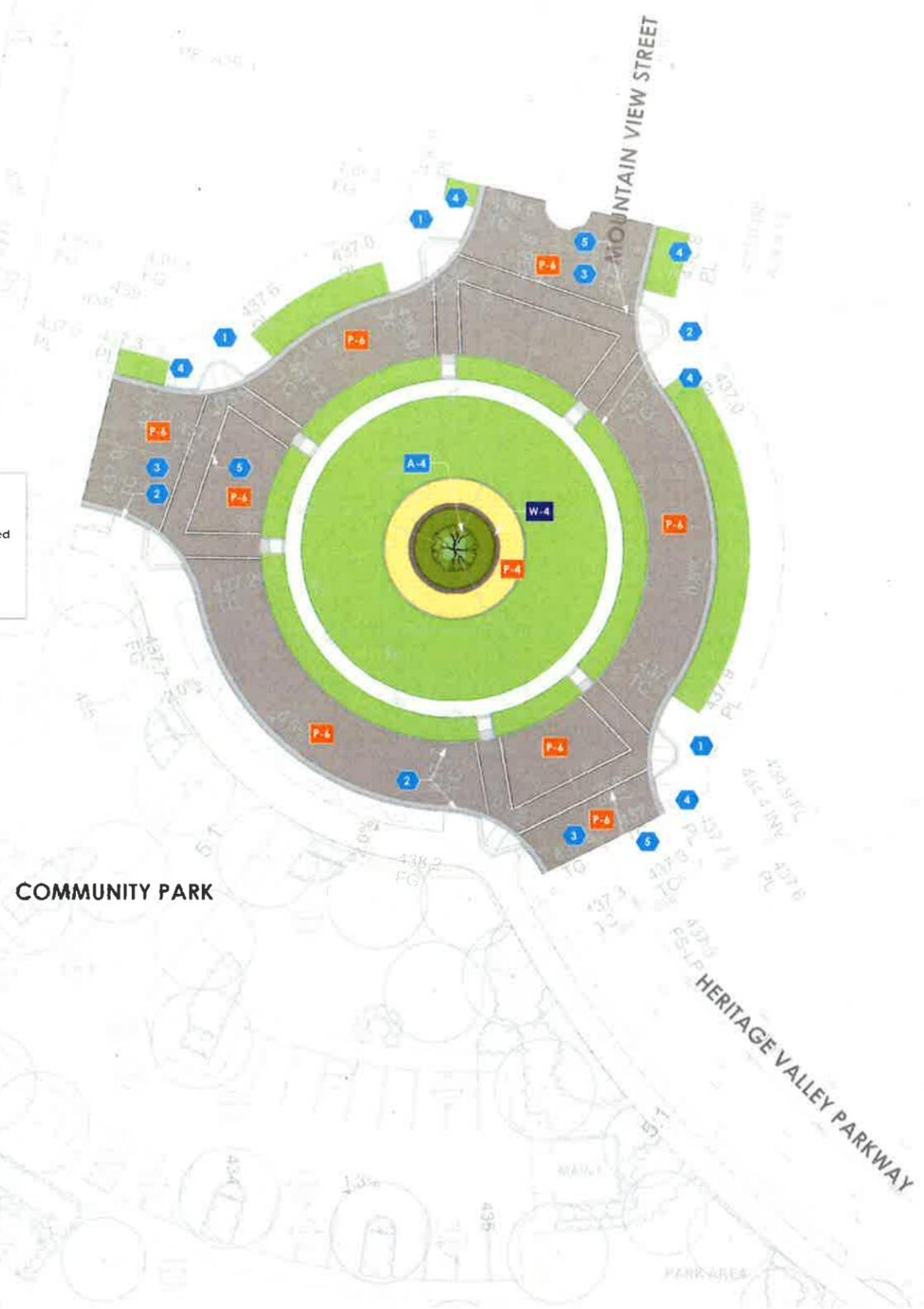
Turf:
 'Marathon II' by Southland Sod Farm or Equal

OPTION B MOUNTAIN VIEW STREET SPECIMEN TREE

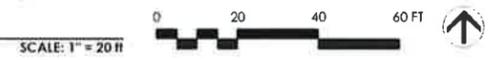
Option B Traffic Circles illustrate a very simple design concept for the roundabouts. Both locations feature a specimen tree planted as a maximum 84" box tree, planted in a raised planter and surrounded by decomposed granite. The Mountain View Traffic Circle in this option illustrates an 84" box oak tree at the approximate size of planting. This feature is centered in the traffic circle, surrounded by turf to ensure maximum visibility around the traffic circle.

FEATURES - SHEET EX-1.2.1

ID#	ITEM
PAVING	
P-4	STABILIZED DECOMPOSED GRANITE
P-6	ASPHALT PAVING
WALLS AND FENCES	
W-4	PLANTER SEATWALL
AMENITIES	
A-4	LIGHTING
BY OTHERS	
1	CONCRETE PAVING BY OTHERS
2	CURB AND GUTTER BY OTHERS
3	PAVING BY OTHERS
4	LIGHT POST BY OTHERS
5	STRIPING BY OTHERS



PRELIMINARY MOUNTAIN VIEW STREET ROUNDABOUT



LOT 4

PROPOSED MEDIAN PLANTS:
Botanical Name/Common Name (WUCOLS)

- Shrubs/Grasses:**
 Rhipsolepis indica/Indian Hawthorne (M)
 Pittosporum tobira Variegata/Variegated Mock Orange (M)
 Escallonia Compacta/Dwarf Escallonia (M)
 Miscanthus transmorisonensis/Evergreen Eulalia (M)
 Phormium tenax Variegata/Variegated New Zealand Flax (M)
Turf:
 "Marathon II" by Southland Sod Farm or Equal.

OPTION B CENTRAL STREET SPECIMEN TREE

Option B Traffic Circles illustrate a very simple design concept for the roundabouts. Both locations feature a specimen tree planted as a maximum 84" box tree, planted in a raised planter and surrounded by decomposed granite. The Central Street Traffic Circle in this option illustrates an 84" box oak tree sized to approximate 20 years of growth. This feature is centered in the traffic circle, surrounded by turf to ensure maximum visibility around the traffic circle.

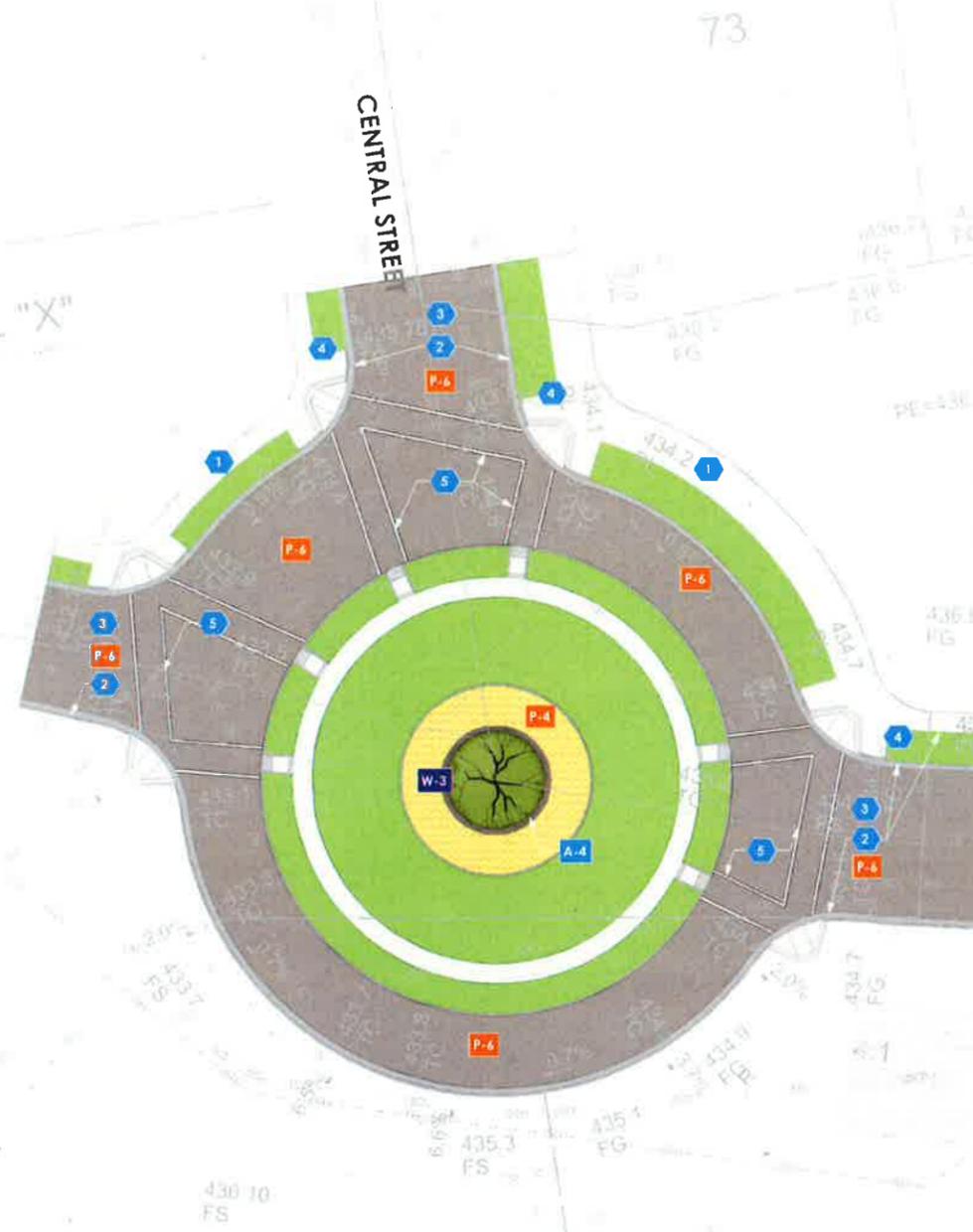
AMENITIES SCHEDULE - SHEET EX-1.2.2

ID#	ITEM
PAVING	
P-4	STABILIZED DECOMPOSED GRANITE
P-6	ASPHALT PAVING
WALLS AND FENCES	
W-3	PEDESTRIAN SEATWALL
AMENITIES	
A-4	LIGHTING
BY OTHERS	
1	CONCRETE PAVING BY OTHERS
2	CURB AND GUTTER BY OTHERS
3	PAVING BY OTHERS
4	LIGHT POST BY OTHERS
5	STRIPING BY OTHERS

HERITAGE VALLEY PARKWAY

CENTRAL STREET

PARCEL "X"



SPECIMEN TREE - SHOWN AT 20 YR. MATURITY



PRELIMINARY CENTRAL STREET ROUNDABOUT



LMD AREA

The LMD Area illustrated along the Pole Creek border to Edgewood Drive features a turf parkway condition with street trees following the roadway. Along the Pole Creek edge and existing chain link fence is a proposed shrub border that will contain drought tolerant adapted and native plants, providing a visual transition to the more natural Pole Creek corridor.

PROPOSED BUFFER PLANTS:

Botanical Name/Common Name (WUCOLS)

Shrubs/Grasses:

- Achillea millefolium/Yarrow (L)
- Anigozanthus flavidus/Kangaroo Paw (L)
- Arbutus unedo 'Compacta/Dwarf Strawberry Tree (L)
- Arctostaphylos spp./Manzanita (L)*
- Ceanothus spp./Wild Lilac (L)*
- Dietes bicolor/Fortnight Lily (M)
- Heteromeles arbutifolia/Tayon (L)*
- Lavandula stoechas/French Lavender (L)
- Leucanthemum X superbum/Shasta Daisy (M)
- Muhlenbergia rigens/Deer Grass (L)
- Phormium tenax 'Rubrum'/New Zealand Flax (M)
- Pittosporum tobira/Mock Orange (M)
- Rosmarinus officinalis 'Tuscan Blue'/Tuscan Blue Rosemary (L)
- Salvia spp./Sage (L)
- Stachys byzantina/Lamb's Ears (M)

Groundcover:

- Duchesnea indica/Indian Mock Strawberry
- Fragaria chiloensis/Beach Strawberry (M)*
- Rosmarinus officinalis 'Huntington Carpet'/Prostrate Rosemary (L)
- Trachelospermum jasminoides/Star Jasmine (M)
- Wisteria floribunda/Japanese Wisteria (M)

Turf:

'Marathon II' by Southland Sod Farm or Equal.



AMENITIES SCHEDULE - SHEET EX-2.1.1

ID#	ITEM
PAVING	
P-5	STANDARD GRAY BROOM SWEEP FINISH CONCRETE WITH DETAILED SCORING PATTERN
WALLS AND FENCES	
AMENITIES	
BY OTHERS	
1	CONCRETE PAVING BY OTHERS
2	CURB AND GUTTER BY OTHERS
3	PAVING BY OTHERS
4	LIGHT POST BY OTHERS

PRELIMINARY POLE CREEK LMD AREA

