**Specific Plan Correction Notes for Home Depot – Renata 10/3/2023**

**Section 7 – Landscaping, Setbacks and Screening**

7.A.1.a.i -- Bring into compliance. Plan shall include a complete landscape, irrigation, and planting plan and shall include a plant legend keyed to the plan using symbols and listing the quantity, botanical name, common name, size at planting, size at maturity, and time to maturity of all proposed plantings. The plans shall identify fencing, gates, mechanical equipment enclosures, and all other exterior structures.

7.A.1.e – show all street trees. Show max number that can be provided while accounting for spacing, driveways, utilities if any.

7.A.2.

a – show how roof equipment is screened. Or show how it is setback far enough to not be visible. Must also show solar on roof in compli9ance with green building code.

b – Open areas devoted to trash storage, or other storage shall be located, buffered, and maintained so as not to create negative impacts to any adjacent properties, including from noise odor or debris.

* Lumber area adjacent to single family is potentially an issue. Need to reconsider, or relocate, or rethink buffering.
* Trash area adjacent to single family? Is it enclosed within the building?

c – The chain-link/mesh material used along the garden center’s street façade is a prohibited material. Need to re design.

7.B.1.a

- 10% of parking lot shall be landscaped. Need to show the math here. Does not appear to have much ground cover in the parking lot. Need to add more substantial plantings. planted medians between rows?

- Has the project team started the LID process yet for stormwater runoff? This is a large site and the landscaping plan will be critical to LID compliance.

- opportunity for bioswale of some kind in the landscaped setback area?

- looks like you are over parked by about 25 spaces so you do have some wiggle room to reduce parking in order to increase landscaping.

- you are eligible to request a parking reduction of up to 20% in conjunction with a Conditional Use request. If you do not need all the parking you are providing, we should discuss this. It would be preferred to increase permeable surfaces.

7.B.2.a. - show the wall that is required. Design something that is within the Spanish Colonial Revival style.

7.C.1 – make ped paths more promenade and protected (e.g. landscaping, shade).

**Section 9 – DESIGN**

A.1. please meet the 15-foot break on the two main facades.

A.2. Show material to meet this requirement for stamped concrete.

A.3. show compliance. Materials on garden center façade do not meet this.

B.2. Windows shall not be covered with material. Windows on garden center are not compliant.

B.5. Pedestrian paths with shade trees is needed. From west (though parking lot) and from north (street)

C. We will discuss signage separately from other Specific Plan topics. Please Show calculations of how signs comply with parameters of Section C so I can review further.

**Appendix A: Design Guidelines and Design Elements f or Buildings and Landscaping**

Page A-2 : Please look at the attached “Guidelines - El Pueblo Viejo District, Santa Barbara, California, City of Santa Barbara, Landmarks Committee, 1987, updated 2007” which is referenced in the Design Guidelines for Granada Hills as an example of the style the community is trying to achieve.

**Section 1: Landscaping**

Guideline 2: Please incorporate some of the elements listed here into your hardscape plan. There is an opportunity to get creative with the Garden Center.

Guideline 3: Please show compliance with this by showing calculations in the plans

**Section 2: Architecture and Design.**

Guidelines 11 and 12: Please review the materials here. The materials used on the proposed budling are not appropriate and do not comply with these guidelines.

Guideline 15: projecting cupolas towers, chimneys are encouraged. Please redesign the tower features proposed to align with the Spanish Colonial Revival style.

Guidelines 16, 20, and 21: please review the features here and redesign to incorporate.

Guidelines 17-19: windows and doors do not meet these guidelines. Please redesign.

Guideline 23: show compliance by providing details in the landscape and hardscape plan.

Guideline 24: Surface Permeability. Bio-swales and permeable ground surfaces are encouraged to replenish groundwater reserves. Please re-examine materials and landscaped areas and initiate the LID compliance process with LASAN to ensure you are maximizing water recapture opportunities. Can a bioswale design be included in the landscaped setback area?

**Appendix B and Urban Design Studio Plant Lists**

Plant Lists: Please review landscape plan to utilize primary plants on the “preferred” plant list in **Appendix B**

You may also provide plants identified by in the Urban Design Study:

Provide hedges, vines or vertical green walls along the edges of the project, on trellises or at property lines and yards, utilizing one or more of the following preferred species identified for their suitability and resilience in an urban context:

Hedges:

1. Prunus ilicifolia and Prunus ilicifolia lyonii (holly-leaf and Catalina cherries)

2. Frangula/Rhamnus californica (California coffeeberry)

3. Rhus integrifolia (lemonadeberry)

4. Afrocarpus gracilior (fern pine)

5. Heteromeles arbutifolia (Toyon)

Vine species:

1. Calystegia macrostegia (native morning glory)

2. Vitis california, Vitis girdiana and cultivars (California wild grape)

3. Clematis lasiantha (native chaparral Clematis)

4. Clytostoma callistegioides (lavender trumpet vine)

5. Distictus buccinatoria and cultivars (scarlet trumpet vine)

6. Hardenbergia violacea and cultivars (pea vine)

7. Parthenocissus quinquefolia (Virginia creeper)

8. Rosa banksiae and cultivars (Lady Banks climbing rose)