

Granite Bay Community Plan

Response to Comments Received Since November 2, 2011 MAC Workshop

- **Income Data in Community Plan**

Issue: Race and Income/Wealth data on Pp. 16 and 17 should not be included in a community plan.

Response: Demographic information on race and income can help a community better understand some of the forces affecting community growth and change.

Community plans vary in terms of format and content addressed. However, population analysis and projections are basic elements of community planning. Information on past, current and projected future population is extremely important for planning land use patterns, economic development, and community facilities, as well as, anticipating demands for all services, including housing. One of the most important studies in a planning process is an analysis of the existing demographic information about a community and projected changes in population, households, and employment.

- **Fencing and Gating**

Issue: Fencing and gating are separate issues and should be addressed individually.

Response: In general, the Community Plan does not address fencing design except to say that it should not exceed six feet in height. Walls and solid fencing are discouraged along rural roadways but mandated along the north side of Douglas Boulevard. Fencing and screening is addressed in the County's Landscape Design Guidelines where the following types of fences are encouraged when proposed for residential subdivisions (see graphic on Page 3):

- Decorative wrought iron fences
- Solid walls made of cast concrete, natural stone, brick and/or textured concrete block
- A combination of solid wall with decorative wrought iron

The Design Guidelines do not address fencing on individual residential properties.

- **Subdivision Definition**

Issue: A definition of subdivision is needed.

Response: The design standards for "subdivision" gates apply to any land division (including parcel maps of four or fewer parcels) where the County has a discretionary review role, primarily where a private, gated road connects to a public road. Gating of single-family private lots and individual driveways is not subject to these design standards, although minimum setbacks and fire district requirements for gates apply.

- **Gating Materials**

Issue: More flexibility is needed in describing the types of materials to be used for gates.

Response: Design guidelines in the gating section are meant to encourage walls and fences that are attractive in their own right and are also well integrated into the surrounding landscaping. The subcommittee determined that appropriate scale, color, materials and design are the keys to gates, walls and fences that provide privacy, preserve views, and enhance aesthetics.

The gating design guidelines call for wrought iron, natural stone and wood as the prime materials.

- **Pedestrian Access into Gated Communities**

Issue: Gates are designed to restrict pedestrian access, not encourage it. The gates should provide privacy.

Response: This issue was extensively debated by the subcommittee. The subcommittee was adamant that where new gates were allowed, they should only restrict motorized access and allow pedestrian and cycling access at all times. Such access should be assured through a deed restriction. Therefore, Circulation Goal 1, Policy 29 in part reads:

- a. The private road and gate shall not preclude, compromise or deny convenient and practical (including any other non-motorized forms of movement) access into a neighborhood that features public amenities (i.e. public park) and/or places (i.e. public open space or school); and,
- b. Unrestricted pedestrian access is maintained at all times and assured through a deed restriction.

- **Landscape Design at Gated Entryways**

Issue: Unsure what is non-native and “formal” landscaping. A description of allowable types is needed.

Response: The Community Plan does not describe or define what an acceptable landscape plan for entryways is. The County’s Landscape Design Guidelines states “understated entry features are desirable” and “non-native and ‘formal’ type landscape design and vegetation are discouraged in rural areas.” The guidelines in the Community Plan “discourage” non-native and “formal” type landscape design and do not distinguish between rural and high-density areas of Granite Bay.

It should be noted that is virtually impossible to address all of the elements and site-specific conditions pertaining to the streetscape environment. Being rather broad in some areas allows for design flexibility and does not “lock” the County or applicant into “only one way of doing something.” In many instances, design items may be reviewed on a case-by-case basis because the issue of streetscape design is not a simple one.

- **Lighting at Gated Entryways**

Issue: This should be a safety and design issue only.

Response: In keeping with the desire to keep entryways “understated,” it was decided to provide lighting guidelines including:

- Lighting of entrances should be restricted to the parameters set forth under the rural lighting standards. If the subdivision intersections are illuminated, additional entrance lighting is not necessary and is discouraged.
- Entrance feature lighting should be restricted to identification purposes, minimally illuminative, and with only directed and shielded lighting on the identifying portion of the entrance feature. Where signs and monuments are to be uplit, lighting equipment shall be approved by the County.

Restrictions are more defined for entryways along Country Roadways:

1. Lighting for entrance features for developments shall be limited to direct and shielded lighting of only the identifying portion of the entrance feature.

- **Lawns at Gated Entryways**

Issue: Lawns and planted areas should be allowed.

Response: The guidelines discourage lawn as a bedding material. Rather, a non-formal, more natural landscape is desired and requires that “existing natural vegetation and wooded areas shall be incorporated into entrance design.” Where native landscaping does not exist, the non-formal planted areas are encouraged.

- **Soundwalls and Solid Fencing Along Roadways**

Issue: Should be encouraged to buffer noise and provide privacy to homeowners.

Response: Walls are generally discouraged except along the north side of Douglas Boulevard. Walls may be necessary as a noise mitigation measure elsewhere and where approved must be adequately designed and

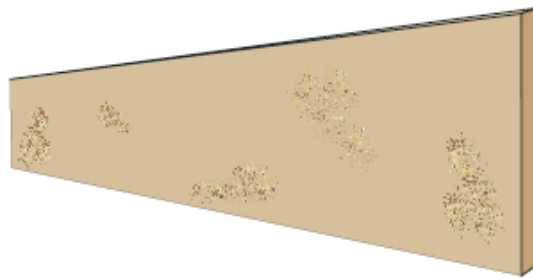
landscaped according to the design guidelines of the Community Plan and Landscape Design Guidelines. The Community Plan states:

- Sound walls and solid fencing along roadways are discouraged. Integrate wall breaks and transparent fencing within perimeter walls to provide scenic vistas without compromising privacy. Where transparent fence breaks are not practical, break up long stretches of walls or fences by requiring landscape screening, mounding, vertical piers or columns, and façade detailing.

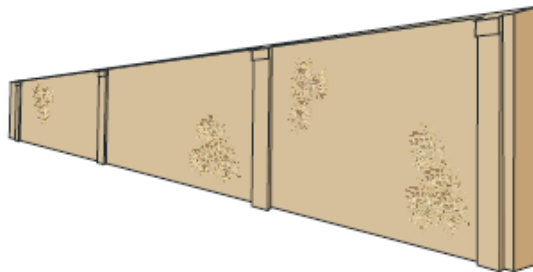
Issue: Transparent fencing reduces privacy.

Response: The gates themselves must be transparent to meet the Engineering and Surveying’s sight distance standards. Elsewhere, the Landscape Design Guidelines require new sound walls or fences 50 feet in length or longer to minimize visual monotony through changes in plane, height, material or material texture. A wall break or transparent fencing are encouraged but not required. Wrought iron fencing is considered an appropriate “transparent” fence.

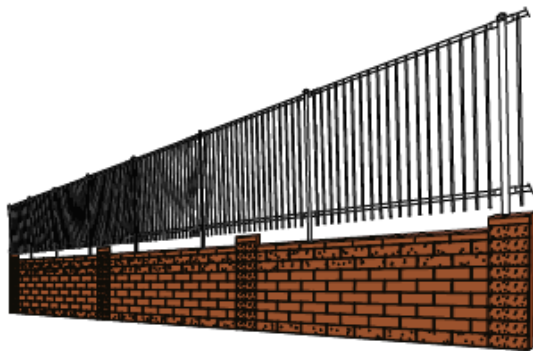
Fencing and Screening Design from the Landscape Design Guidelines:



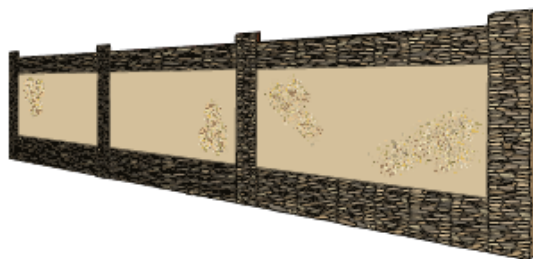
*Flat Wall Surface
(Discouraged)*



*Articulated Wall Surface
(Encouraged)*



*Wrought Iron and Brick
Combination
(Provides decorative option for a
more open fence)*



*Wall with Rock Cap,
Column, and Base Trim
(Attractive caps and bases on
fences and walls)*