

Planning Commission

September 15, 2020

Mills Ranch Specific Plan and Design Manual Amendment

Staff:

Steve Adams, City Manager

Roy Santos, City Attorney

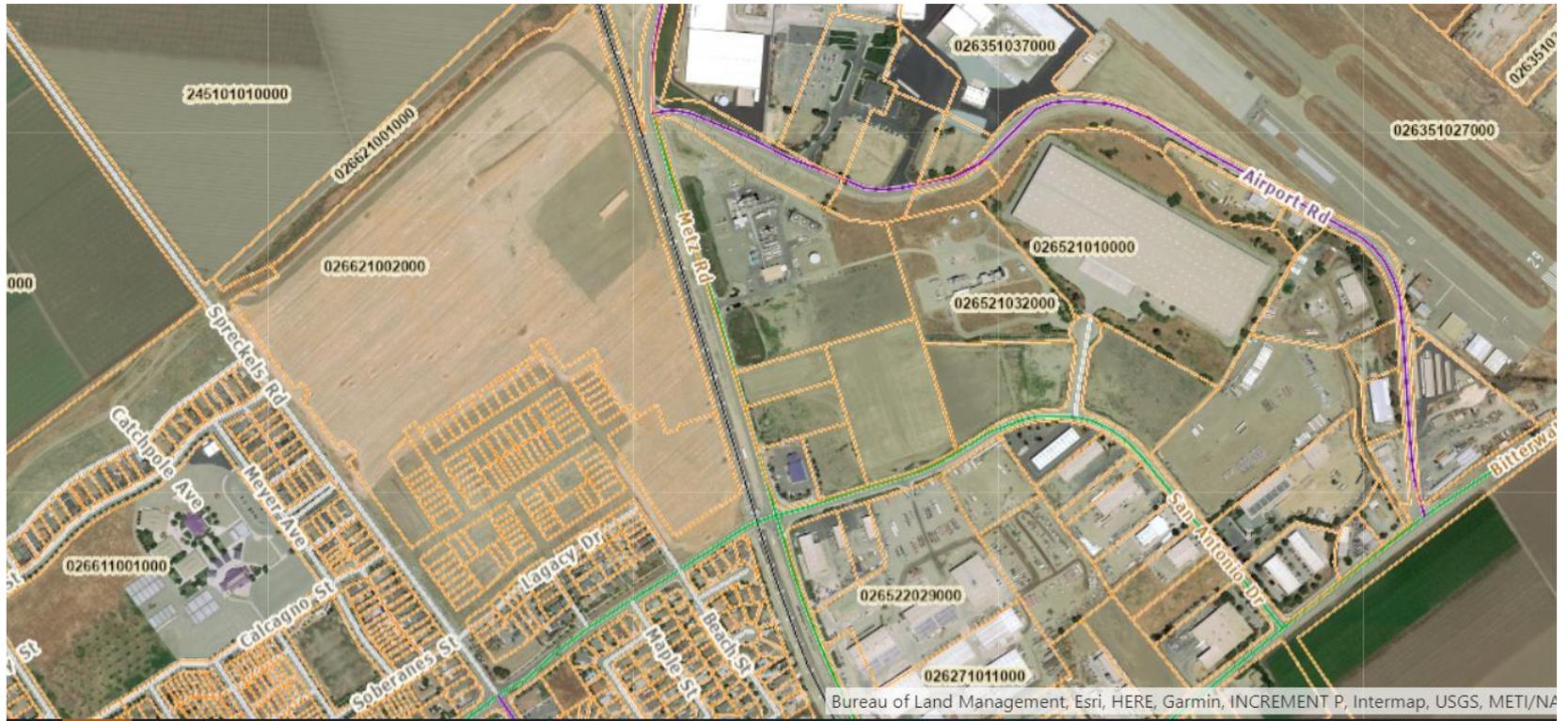
Doreen Liberto, AICP, Community Development Director

Maricruz Aguilar, Assistant Planner

PROJECT HISTORY



Aerial



Lots with Structures





Garden
Apartments



PROPOSAL

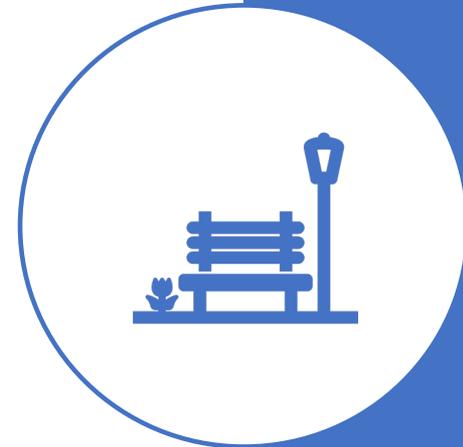
REDUCE THE COMMUNITY PARK
(CENTRAL COMMUNITY PARK)
FROM 3.34 ACRES TO .5 ACRES

BUILD A NEIGHBORHOOD PARK
INSTEAD OF A COMMUNITY- PARK

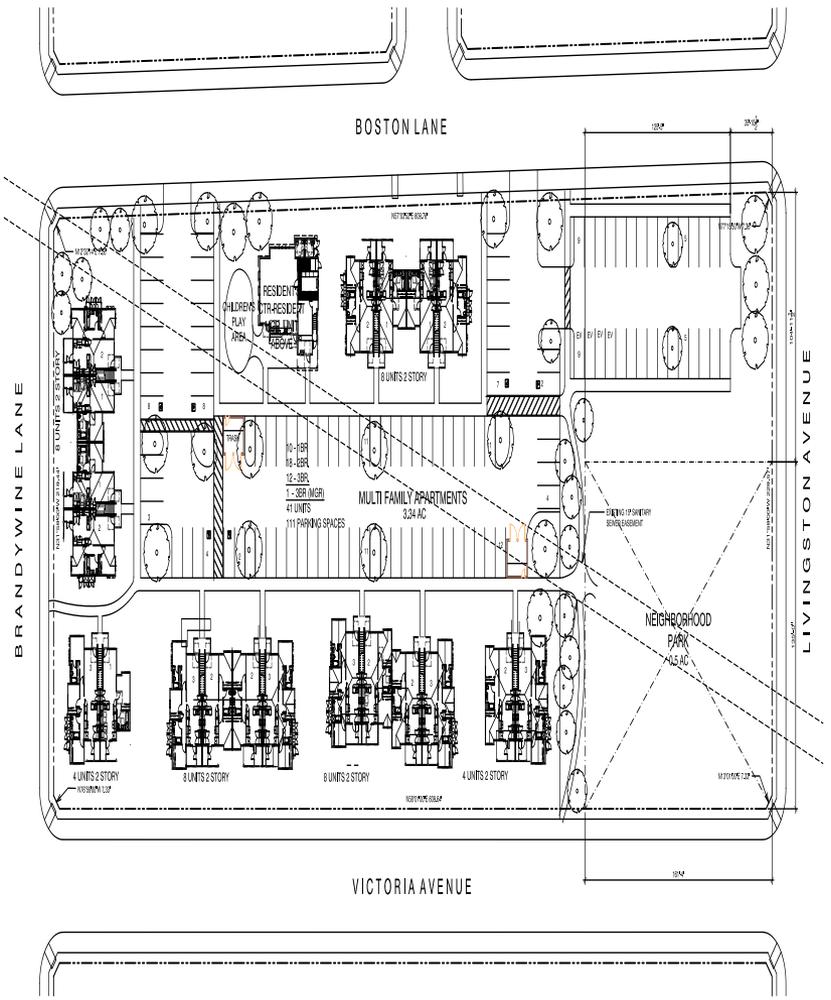
ALLOW 41-AFFORDABLE HOUSING
UNITS ON THE REMAINING 2.84
ACRES.

Community Park and Neighborhood Park

- **Community Park** - Serves a larger geographic area than the surrounding neighborhood. These parks are designed to engage sports teams and visitors with multiple and diverse activities and amenities throughout. They serve a broader purpose than Neighborhood Parks and focus on meeting a wide variety of community-based recreation needs.
- **Neighborhood Park** - Serves the citizens living within walking distance of the park. The concentration in Neighborhood Parks is on informal activity, programmed activity, passive recreation, and neighborhood cohesion.



SITE PLAN



SITE PLAN
SCALE: 1/8" = 1'-0"



ELEVATIONS



SIDE ELEVATION



STREET ELEVATION



SIDE ELEVATION



ENTRY ELEVATION

BLDG. A
SCALE: 1/8" = 1'-0"



SHEET NOTES

1. VINYL WINDOWS COLOR/ALUMINUM
2. PAINTED 2x TRIM
3. PAINTED 2x4 FASCIA
4. COMBINATION SHINGLES ROOFING
5. MESH SCREENED SIDING
6. DECORATIVE SHUTTERS
7. WOOD POST / BEAM
8. UTILITY/CHIMNEY FLUES/DOOR/DRYSTACKS
9. DECORATIVE METAL BALCONY AND RAILING
10. METAL GUARD RAIL
11. WOOD COLUMN
12. WOOD SHIPPER TAILS

- NOTES:
1. DOWN SPOUTS ARE REQUIRED, END IN SPLASH BLOCKS
 2. ALL ELECTRICAL METEOROLOGICAL PROVIDE FINISH
 3. FINISHES TO BE IDENTICAL TO EXIST. ALL COLORING IS REQUIRED AND NOT LIMITED TO:
 4. DOORS: FINISHES FINISHES
 5. DOOR THRESHOLDS
 6. WINDOW SILLINGS
 7. WOOD TRIM: FINISHES FINISHES
 8. WOOD TRIM: FINISHES FINISHES
 9. DOWNSPUTS TO BE PAINTED FASCIA COLOR & DOWNSPUTS TO BE PAINTED WALL COLOR

GENERAL CONTRACTOR

1. All work shall be done in accordance with the specifications and drawings. The contractor shall be responsible for obtaining all necessary permits and licenses. The contractor shall be responsible for all utility work and for the protection of all existing utilities.

FINISHES

1. All finishes shall be in accordance with the specifications and drawings. The contractor shall be responsible for the selection of all materials and for the quality of all workmanship.

WALLS

1. All walls shall be in accordance with the specifications and drawings. The contractor shall be responsible for the selection of all materials and for the quality of all workmanship.

CEILING

1. All ceilings shall be in accordance with the specifications and drawings. The contractor shall be responsible for the selection of all materials and for the quality of all workmanship.

FLOORING

1. All flooring shall be in accordance with the specifications and drawings. The contractor shall be responsible for the selection of all materials and for the quality of all workmanship.

PAINTS

1. All paints shall be in accordance with the specifications and drawings. The contractor shall be responsible for the selection of all materials and for the quality of all workmanship.

ROOFING

1. All roofing shall be in accordance with the specifications and drawings. The contractor shall be responsible for the selection of all materials and for the quality of all workmanship.

MECHANICAL

1. All mechanical work shall be in accordance with the specifications and drawings. The contractor shall be responsible for the selection of all materials and for the quality of all workmanship.

ELECTRICAL

1. All electrical work shall be in accordance with the specifications and drawings. The contractor shall be responsible for the selection of all materials and for the quality of all workmanship.

Project / Owner
CHISPA
MILLS RANCH
000

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS
1000 South Park Street
P.O. Box 1000
P.O. Box 1000
P.O. Box 1000
P.O. Box 1000

Drawn By
AP
Check Date
04/11/20
Project Number
0000

Notes

1. All work shall be done in accordance with the specifications and drawings. The contractor shall be responsible for obtaining all necessary permits and licenses. The contractor shall be responsible for all utility work and for the protection of all existing utilities.

EXT. ELEVATIONS
BLDG A1

Sheet Number

A3.1

PRIMARY REASONS FOR PROPOSAL



Difficulty in funding maintenance of two additional large community parks, which will help both parks to be maintained in a quality condition on a long-term basis.



A neighborhood park will fit better at that location given that it is surrounded on all 4 sides by dense housing units, which will reduce traffic and noise.

CONCERNS
BY
NEIGHBORS

LETTERS AND EMAILS HAVE BEEN DISTRIBUTED
TO THE PLANNING COMMISSION.

RECOMMENDATION

1

Open the Public Hearing,

2

Allow the Public to Provide Comments

3

Continue the Public hearing to October 6th