

**PROJECT** Calla Development  
**ADDRESS** 981 & 983 Calla Ave  
**PERMIT #** USE-22-0100/CP-22-0016/DRC-22-0030/SPR-22-0031

Responses to DRB Recommendations.

1. Adding additional outdoor communal space for the health of the community.
  1. A small patio has been added in the front yard for the use of the commercial tenants. See site plan.
2. Create negative space on the north and east facing walls.
  1. The current design includes negative space on all sides. No changes are proposed. Providing additional negative space would reduce rentable floor area and reduce feasibility. State Density Bonus Law allows for incentives including reducing setbacks which we have proposed for this project.
3. Install bike storage for commercial spaces.
  1. Bike racks have been added to the front yard for the use of the commercial tenants. See site plan.
4. More screening for the privacy of the neighbors.
  1. Landscape screening on the ground floor walls of the parking garage is not feasible as the walls are on the property line. Adding vines, green walls etc. would not be accessible by the Owner and maintenance would fall onto the adjacent owner. In lieu of the screening I would suggest we include this item under item 21 to be discussed with adjacent neighbors. Potential options for the ground floor parking walls include vines, green wall, alternate stucco colors, wood screens.
5. If DG is used, to use DG with bio-additives to breakdown pet waste.
  1. In lieu of bio-additives, the landscaping maintenance crews will be responsible for removing pet waste and keeping the facility clean. No change is proposed.
6. Replace wood fencing with CMU wall for longevity and security.
  1. A CMU wall is not a desirable aesthetic. Owner would prefer to install a 6'H wood fence per the plans, however per item 21, Owner will discuss the fencing options with the adjacent neighbors during construction.
7. Install bollards and CMU wall for the three open parking spaces.
  1. Concrete curb stops, the curb, and the 5 podocarpus trees will provide sufficient safety for the tenants from any car. No change is proposed. A curb and curb stops are the standard method of providing protection for a walkway adjacent to parking.
8. Lower the lighting on Northwest and Southeast elevation to the side of the doors so there is no spillage into the adjacent property.
  1. Lighting has been lowered, see elevations.
9. Use warmer tones to soften the institutional appearance of the building.
  1. The wood siding, wood fencing, wood screens screening the stairways, and landscaping will provide sufficient warm tones to the building. No change is proposed.
10. In the Northwest corner the DG space be used for storage space for residents.
  1. The electric meters will be located along this wall and require 3' clear working space in front of them, so this space will not be able to be used for tenant storage.

11. Reconsider the decorative pebble and consider the utilization of artificial turf or similar material to incorporate landscaping.
  1. Decorative pebbles are only used under the stairs where no plant would survive due to lack of sunlight. No change
12. Use planters on the West elevation or a green wall to soften institutional appearance.
  1. Landscape screening on the ground floor walls of the parking garage is not feasible as the walls are on the property line. Adding vines, green walls etc. would not be accessible by the Owner and maintenance would fall onto the adjacent owner. In lieu of the screening Owner will include this item under item 21 to be discussed with adjacent neighbors during construction. Potential options for the ground floor parking walls include vines, green wall, alternate stucco colors, wood screens.
13. Use permanent low wall to screen the SDG&E box in the front yard.
  1. 4'H wood fence added to screen the SDGE transformer, see landscaping plan.
14. Change tree species from desert museum trees to more vertical and evergreen, for lower maintenance and less blockage of views. Recommend using Brisbane Box or Sweet Shade trees.
  1. Street trees have been revised to Brisbane Box, see landscaping plans.
15. Add verbiage to irrigation plans that the auxiliary equipment is not visible from the property line.
  1. Note added to the site plan notes.
16. Should the artwork not be used where designated to consider a green wall treatment on East elevation.
  1. Artwork will be installed per plan. No artist has been chosen but Owner will work with someone local. A green wall is difficult to maintain. No change is proposed.
17. For any future solar equipment provide concealed infrastructure to avoid the need for surface mounted conduit.
  1. Note added to the roof plan.
18. Consider the use of larger materials that are more aesthetically pleasing in the areas that are not walkways and are currently DG.
  1. Decorative pebbles have been used in the landscaping areas below the stairs, and DG will remain in the areas along the front yard. The DG is being used in areas where there are heavier plantings and is more in line aesthetically with the chosen plant materials, see landscaping plans.
19. Monitoring of Transportation Demand Management Strategies.
  1. The Owner is aware and will comply.
20. Include condition of approval related to coordinating with the neighbors related to the design of the fencing.
  1. The owner is aware and will comply.
21. Solicit input from neighbors regarding material to be used for the fence in front of the 3 open parking spaces, however, the safety component must be considered.
  1. Owner is aware and will comply. Owner would prefer to provide 6'H wood fencing per plan on all side property lines, however the material choice will be discussed with adjacent neighbors during construction.