



AGENDA

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, December 14, 2016
7:00 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**

2. **ROLL CALL - ESTABLISHMENT OF QUORUM**

John Owens	Chair
Michael Lechman	Vice Chair
Keith Dodson	Commissioner
Denise Ross	Commissioner
Arlington La Mica	Commissioner
Michael Spalletta	Commissioner
VACANT	Commissioner

3. **REVIEW OF AGENDA**

If there are any items that arose after the 72-hour posting deadline, this is the point in the meeting where a vote may be taken to add the item to the agenda. (A 2/3-majority vote is required).

4. **PUBLIC COMMENT**

Members of the public wishing to address the City Council on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

5. **APPROVAL OF MINUTES**

A. APPROVAL OF MINUTES FROM THE NOVEMBER 16, 2016 SPECIAL MEETING.

6. **BUSINESS ITEMS**

A. FENCE EXCEPTION APPLICATION NO. FE-16-01. APPROVAL OF A FENCE EXCEPTION TO ALLOW FOR A TWO FOOT EXTENSION TO AN EXISTING CONCRETE BLOCK WALL LOCATED ALONG THE SOUTHERLY PROPERTY LINE OF THE PROJECT SITE LOCATED AT 1755 DEL MONTE BOULEVARD IN THE HEAVY COMMERCIAL (CH) ZONING DISTRICT. PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES, THE PROJECT IS CATEGORICALLY EXEMPT, CLASS 3, SECTION 15303(E), NEW CONSTRUCTION OF SMALL STRUCTURES.

PURPOSE: In accordance with Section 17.30.020(F) of the Seaside Municipal Code (SMC), the applicant is requesting approval of a fence exception to allow for a two foot extension to an existing sixteen foot high block wall located along the southerly property line of the project site located at 1755 Del Monte Boulevard in the Heavy Commercial (CH) Zoning District.

RECOMMENDATION: Staff recommends approval of the proposed fence exception subject to the Draft Resolution No.-16-XX provided as Attachment 1 and the Project Plans are provided as Attachment 1, Exhibit "A".

7. REPORTS FROM COMMISSIONERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
December 28, 2016
Seaside City Hall
7:00 p.m.

The City of Seaside is an ADA accessible facility and is committed to include the disabled in all of its services, programs and activities. Any person who requires accommodation to be able to participate in this meeting is asked to contact the office of the City Clerk at 899-6707, no fewer than two business days prior to the meeting to allow for reasonable arrangements. The City Council Chambers is equipped with a portable microphone for anyone unable to come to the podium. Assisted listening devices are also available.

Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Meetings are also available through live streaming at:
<http://cyp.telvue.com/player?id=T01629&video=52314&noplaylists=1&width=400&height=300> Videos of past meetings are available on demand through the City's website: <http://www.ci.seaside.ca.us>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.

FINAL MINUTES

CITY OF SEASIDE
PLANNING COMMISSION

SPECIAL MEETING
COUNCIL CHAMBER
Wednesday, November 16, 2016
7:00 PM

1. **CALL TO ORDER**

The meeting was called to order at 7:00 p.m.

2. **ROLL CALL - ESTABLISHMENT OF QUORUM**

Present: Owens, Lechman, Dodson, La Mica

Absent: Ross, Spalletta

PLANNING COMMISSION

3. **REVIEW OF AGENDA**

No changes were requested.

4. **PUBLIC COMMENT**

Chair Owens opened public comment. Don Prescott, Seaside Resident, voiced a couple of comments regarding the joint meeting that the Planning Commission held with the City Council on the General Plan Update, Overall he thought that it was a good meeting and provided a lot of good information but his concern is that the General Plan Update process has been more of a brainstorming of ideas and there hasn't been much of a forum of ideas from the public. His suggestion is that the Planning Commission could place the General Plan Update on the Planning Commission Agendas the next couple of months so that Commissioners can discuss the General Plan Update in more detail and invite the public for more comment. Senior Planner, Rick Medina said there is a general plan process that is underway and we will have a public workshop on December 5, 2016 and that future public comment should be held in coordination with the City's General Plan consultant team.

Seeing no additional speakers, public comment was closed by Chair Owens.

5. **APPROVAL OF MINUTES**

A. **APPROVAL OF MINUTES FROM THE OCTOBER 12, 2016 MEETING**

On motion by Commissioner Lechman and seconded by Commissioner La Mica and passed by the following vote the Commission approved the minutes.

RESULT: **Approved**

MOVER: Commissioner Mike Lechman

SECONDER: Commissioner Arlinton La Mica

AYES: Mike Lechman, John Owens, Keith Dodson, Arlinton La Mica

NOES:

6. **BUSINESS ITEMS**

A.

USE PERMIT APPLICATION NO. UP-16-06: CALIFORNIA GOLD DEVELOPMENT CORPORATION, APPLICANT, AND, HARRY CHASTAIN, PROPERTY OWNER, ARE REQUESTING USE PERMIT APPROVAL TO ALLOW FOR THE CONSTRUCTION OF AN 880 SQUARE-FOOT DRIVE-THRU RETAIL COFFEE SHOP LOCATED AT 1742 FREMONT BOULEVARD (APN 012-072-001) IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 32 (IN-FILL DEVELOPMENT PROJECTS), SECTION 15332 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.

Staff report presented by Senior Planner, Rick Medina. Mr. Medina provided an overview of the project proposal which consisted of the construction of an 880 square-foot drive-thru retail coffee shop. Mr. Medina reviewed the plans and provided an overview of the adjacent properties.

Commissioner Dodson asked about the traffic analysis, what kind of analysis was it? Is there enough space to move if a vehicle would be backing out? Mr. Medina mentioned that there could be a delay on people backing out. Commissioner Dodson had question in regards to the traffic plan in the Initial Study and on-site circulation. Mr. Bryce Ternet with EMC Planning, addressed Commissioner Dodson's questions and stated that cars that are traveling south on Fremont Boulevard would be able to get into the left hand turn lane at Birch Street and then make a U turn going north on Fremont Boulevard to get back to the site. This turning movement was analyzed in the traffic analysis. Mr. Ternet also stated that the level of service for the project was compared to where the traffic generation is expected from this site compared to what the existing level of services for those intersections, including those potential U turns, and it was determined that there is adequate flow to accommodate this use. Commissioner La Mica asked if there are any parking limitations/time limits on parking. Mr. Medina responded that there are none, Chair Owens opened public comment.

Frank Coda, Architect for the project, represented the application. In response to Commissioner comments, he stated that the radius when you come out of the drive thru and turn back on to Fremont Street shows a planter and that if they take it out it would make an easier transition for the turn. Mr. Coda said that they used a big vehicle in the turning analysis and determined that the radius as proposed would be sufficient. Chair Owens closed public comment.

On motion by Commissioner Lechman and seconded by Commissioner La Mica and passed by the following vote the Commission approved UP-16-06.

RESULT: **Approved**

MOVER: Commissioner Mike Lechman

SECONDER:	Commissioner Arlinton La Mica
AYES:	Mike Lechman, John Owens, Keith Dodson, Arlinton La Mica
NOES:	
ABSENT:	Denise Ross, Michael Spalletta

7. **REPORTS FROM COMMISSIONERS**

There were no reports from the Commission.

8. **REPORTS FROM STAFF**

Mr. Medina announced that the next community workshop will be on Monday, December 5th at the Oldemeyer Center from 6:00 – 8:00 p.m.; he encouraged Commissioners to attend. He mentioned that this is the second workshop and there will be a third one in the future.

9. **ADJOURNMENT**

On motion, the meeting was adjourned at 7:34 p.m.

Respectfully submitted,

Lesley Milton-Rerig, Committee Clerk

John Owens, Chair



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.A.

TO: Planning Commission

BY: Bob Larsen, Associate Planner

DATE: December 14, 2016

SUBJECT: FENCE EXCEPTION APPLICATION NO. FE-16-01. APPROVAL OF A FENCE EXCEPTION TO ALLOW FOR A TWO FOOT EXTENSION TO AN EXISTING CONCRETE BLOCK WALL LOCATED ALONG THE SOUTHERLY PROPERTY LINE OF THE PROJECT SITE LOCATED AT 1755 DEL MONTE BOULEVARD IN THE HEAVY COMMERCIAL (CH) ZONING DISTRICT. PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES, THE PROJECT IS CATEGORICALLY EXEMPT, CLASS 3, SECTION 15303(E), NEW CONSTRUCTION OF SMALL STRUCTURES.

PURPOSE

In accordance with Section 17.30.020(F) of the Seaside Municipal Code (SMC), the applicant is requesting approval of a fence exception to allow for a two foot extension to an existing sixteen foot high block wall located along the southerly property line of the project site located at 1755 Del Monte Boulevard in the Heavy Commercial (CH) Zoning District.

RECOMMENDATION

Staff recommends approval of the proposed fence exception subject to the Draft Resolution No.-16-XX provided as Attachment 1 and the Project Plans are provided as Attachment 1, Exhibit "A".

BACKGROUND

The site was originally developed in the 1960's with a sixteen foot high block retaining wall along the southerly property line as measured from the adjacent site to the south. The height of the retaining wall from the side of the wall facing the project site is eight feet high. In 2008, the Granite Rock site was redeveloped to place open building material storage bunkers against the back of the wall. Granite Rock is requesting a Fence Exception to allow for a two foot extension of this wall to help prevent building materials from spilling onto the adjacent property.

SITE LOCATION AND DESCRIPTION

The site is approximately 1.8 acres in area and is developed with a two story commercial building. The remainder of the site is used primarily for parking and the outdoor storage of building materials associated with Granite Rock. Adjacent land uses consist of the Seaside Auto Mall to the east, the Granite Rock cement plant and additional commercial businesses in Sand City to the west, The Masters to the south and Conte Generator to the north (See Figure 1 below). A Location Map is provided as Attachment 2. Site Photographs are provided as Attachment 3.

Figure 1: Adjacent Land Uses				
NW		N		NE
	Commercial	Auto Related Commercial	Seaside Auto Center	
W	Granite Rock Cement Plant	Project Site	Seaside Auto Center	E
	Granite Rock Cement Plant	Auto Repair	Seaside Auto Center	
SW		S		SE

PROJECT DESCRIPTION

The subject property is developed with a two-story 23,514 square foot building and parking lot area which contains building supply bunkers. This building is located near the center of the property with the building supply bunkers located at the southern and western perimeters of the site. A design center and indoor material sales area are located on the first floor. The second floor of the building houses offices for Granite Rock. The perimeter of the site offers parking and additional product display areas as well as the storage of building materials. The driveway entrance to the site is at the north end of the building. The Del Monte Boulevard street elevation drops eight feet in the 300 foot distance from the driveway entrance to the southerly property line. The site was originally developed with a sixteen foot high block retaining wall constructed along the southerly property line. The height of the wall is eight feet on the Granite Rock side of the wall. Open building material storage bunkers back up to the wall. Granite Rock states that when building materials are being loaded or unloaded into their open storage bunkers, some of the material can spill over the top of the bunkers (eight foot high on the Granite Rock side) onto the adjoining site. To avoid this safety hazard, Granite Rock is requesting a fence exception to allow the height of this wall to increase by an additional two feet. The Seaside Municipal Code (SMC) allows for a maximum wall height of eight feet as measured from the lowest grade.

The project plans are provided as Exhibit "A" to Attachment 1.

The applicant's statement in support of a fence exception is provided as Attachment 4. It states that:

1. An extension of the wall would serve to protect the public from a potential safety hazard by decreasing the possibility of aggregate material spilling over the wall,
2. The extension of the wall will not create a traffic-related safety hazard,
3. The extension of the wall will not impair visibility at an intersection or traffic visibility area,
4. The extension of the wall will not obstruct vision from an adjoining driveway,
5. The wall is compatible with the surrounding neighborhood.

ENVIRONMENTAL REVIEW

This project is Categorically Exempt from the California Environmental Quality Act pursuant to Section 15303(e): New Construction of Small Structures. Class 3 categorical exemptions consist of the construction of small structures including fences.

Evidence: Approval of the proposed fence exception would result in the two foot extension of an existing block wall on Del Monte Boulevard. A two foot extension of a block wall consists of a minor improvement that is categorically exempt from CEQA.

STAFF ANALYSIS AND FINDINGS

Fence exception rules are listed under SMC Section 17.30.020.F.1 and 2. The process mandates that where a physical hardship exists because of unique or unusual topographic conditions or structure location, the commission may approve a fence exception subject to the following findings:

- A general safety hazard to City residents and/or the general public would not be created.
- A traffic-related safety hazard would not be created.
- The fence or wall will not impair visibility at an intersection or traffic safety visibility area.
- The fence or wall will not obstruct vision from an adjoining driveway.
- The fence or wall is compatible with the surrounding neighborhood.

Traffic Safety

The Public Works Department has reviewed this application and has offered no objections to the proposed wall extension based on the findings listed above.

Physical Hardship

Primary issues relate to whether a physical hardship (e.g. irregular lot size, slope, building placement, utilities, unusual topographic conditions) exist which would preclude the property

owner from the reasonable use of their property if the fence exception is not granted. The site was originally developed with the sixteen foot wall on the common side property line based on pre-existing grade changes. The Granite Rock side of the wall is eight feet high which is the maximum wall height allowed in a commercial zone. Within ten feet of the front property line, the maximum height is six feet. The height of the wall is measured from the side with the lowest natural grade. The Granite Rock side of the wall will be increased from eight feet to ten feet high. City staff finds that a safety hazard currently exists, there will be no obstruction of visibility at an intersection or driveway with the two foot extension, and that the wall extension is compatible with the surrounding neighborhood.

Findings for Approval of the Fence Exception Application:

1. A physical hardship exists because of unique or unusual topographic conditions or structure location.

Evidence: The lot was originally developed with an eight foot grade differential between the applicant's property and the adjoining property to the south. The material storage bunkers were then built against this wall. An increase in height of the wall is necessary to protect the public health and safety.

2. A general safety hazard to City residents and/or the general public would not be created.

Evidence: The extension of the wall by two feet in height would help eliminate a general safety hazard to City residents and/or the general public._

3. The extension of the wall by two feet in height will not create a traffic-related safety hazard nor impair visibility at an intersection or adjoining driveway.

Evidence: The proposed extension of an existing sixteen foot high wall has been reviewed by the Public Works department and it has been determined that the extension of the wall will not create a traffic-related safety hazard nor impair visibility at an intersection or adjoining driveway

4. The wall is compatible with the surrounding neighborhood.

Evidence: The proposed wall extension will be constructed of the same material and colors as the existing wall. The increase in height will not disrupt the character or appearance of the existing commercial development patterns.

CONCLUSION

Based on the above analysis, staff recommends approval of Fence Exception Application No. FE-16-01 in accordance with the findings and evidence and Conditions of Approval listed in the draft resolution provided as Attachment 1.

FISCAL IMPACT

ATTACHMENTS

1. Attachment 1 - Resolution No. 16-XX
 2. Attachment 1 Exhibit "A" - Project Site Plan and Fence Plan
 3. Attachment 1 - Exhibit A (Aerial Photo)
 4. Attachment 2 - Location Map
 5. Attachment 3 - Site Photographs #1
 6. Attachment 3 - Site Photographs #2
 7. Attachment 4 - Applicant's Statement
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Attachment 1

**PLANNING COMMISSION
RESOLUTION NO. 16-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING FENCE EXCEPTION APPLICATION NO. FE-16-01 TO ALLOW FOR A TWO FOOT EXTENSION TO AN EXISTING SIXTEEN FOOT HIGH BLOCK WALL LOCATED ALONG THE SOUTHERLY PROPERTY LINE LOCATED AT 1755 DEL MONTE BOULEVARD (APN: 011-532-005).

WHEREAS, Granite Rock Company, applicant and property owner, has applied for approval of a Fence Exception permit to allow for a two foot extension to an existing sixteen foot high block wall located along the southerly property thereby exceeding the maximum height requirements of Zoning Code Section 17.30.020.B.2 along the interior side property line and within ten feet of the front property line; and

WHEREAS, the proposed project requires approval by the Planning Commission, and based on the fact that the sixteen foot block wall has already been constructed; and

WHEREAS, it is the responsibility of the Planning Commission to consider and weigh the merits of the application and public input in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code in relation to the proposed Fence Exception; and

WHEREAS, the Planning Commission considered written information concerning the proposed exception at a duly noticed public hearing held on December 16, 2016; and

WHEREAS, the project is exempt from environmental review subject to Class 3, Section 15303(e): New Construction of Small Structures:

Evidence: Approval of the proposed wall exception would result in the two foot extension of an existing block wall on Del Monte Boulevard. A two foot extension of a block wall consists of a minor improvement that is categorically exempt from CEQA.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings for the approval of Fence Exemption Application No. FE-16-01:

1. A physical hardship exists because of unique or unusual topographic conditions or structure location.

Evidence: *The lot was originally developed with an eight foot grade differential between the applicant's property and the adjoining property to the south. The material storage bunkers were then built against this wall. An increase in height of the wall is necessary to protect the public health and safety.*

2. A general safety hazard to City residents and/or the general public would not be created.

Evidence: *The extension of the wall by two feet in height would help eliminate a general safety hazard to City residents and/or the general public.*

3. The extension of the wall by two feet in height will not create a traffic-related safety hazard nor impair visibility at an intersection or adjoining driveway.

Evidence: *The proposed extension of an existing sixteen foot high wall has been reviewed by the Public Works department and it has been determined that the extension of the wall will not create a traffic-related safety hazard nor impair visibility at an intersection or adjoining driveway.*

4. The wall is compatible with the surrounding neighborhood.

Evidence: *The proposed wall extension will be constructed of the same material and colors as the existing wall. The increase in height will not disrupt the character or appearance of the existing commercial development patterns.*

BE IT FURTHER RESOLVED, that the Planning Commission hereby grants Fence Exception No. FE-16-01 subject to the following terms and conditions:

Project Specific:

Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as "24" Back Bin Wall Extension for: Granite Rock Company" stamped as received on "September 12, 2016" and approved on October 5, 2016. The project plans are attached as Exhibit "A".

Public Works:

2. Install wall per plans by Pacific Engineering Group, Inc. dated August 17, 2016.

Building:

3. Submit Structural Calculations for the wall.

Standard:

1. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City Shall cooperate fully in the defense thereof.
2. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner within fifteen (15) days from the date of its approval.
3. This Fence Exception approval will become null and void if any required building permit is not obtained within one (1) year from the date of approval.

NOW BE IT FURTHER RESOLVED, the Planning Commission hereby approves Fence Exception Application No. FE-16-01.

AYES:

NOES:

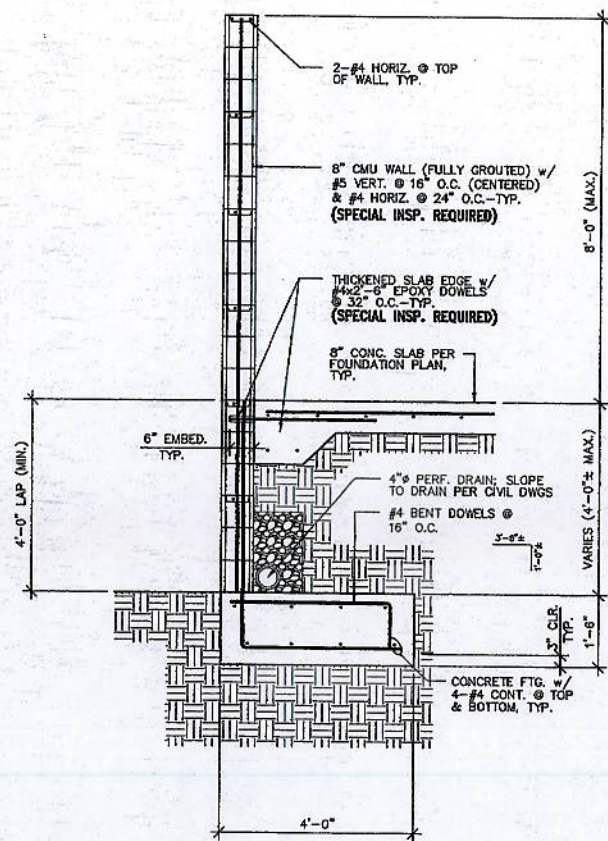
ABSENT:

ABSTAIN:

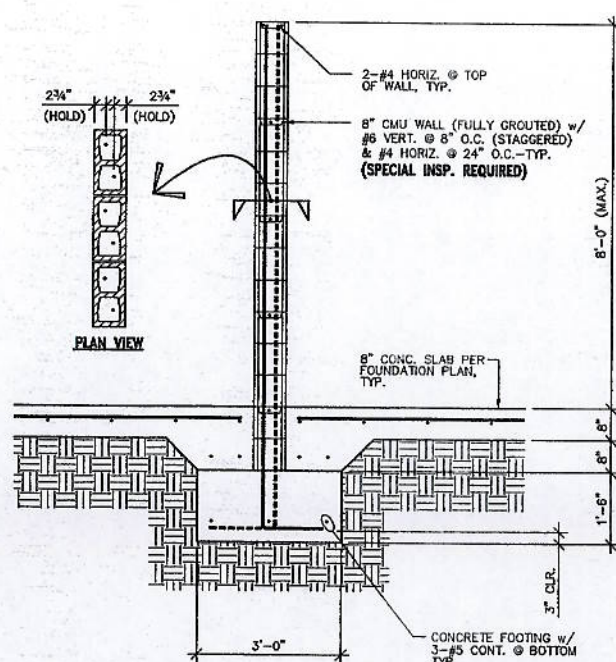
John Owens, Chairperson

ATTEST:

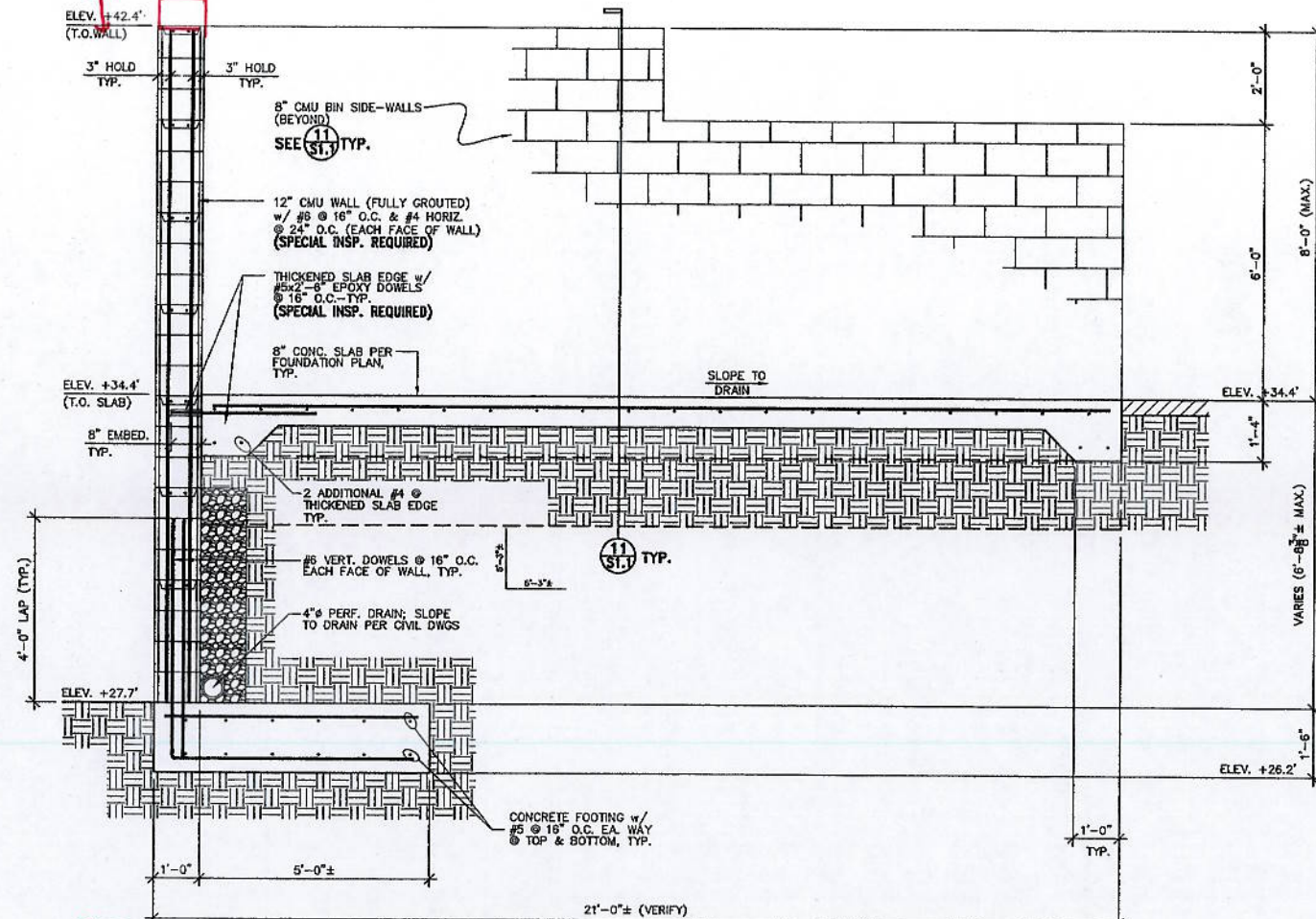
Planning Commission Secretary



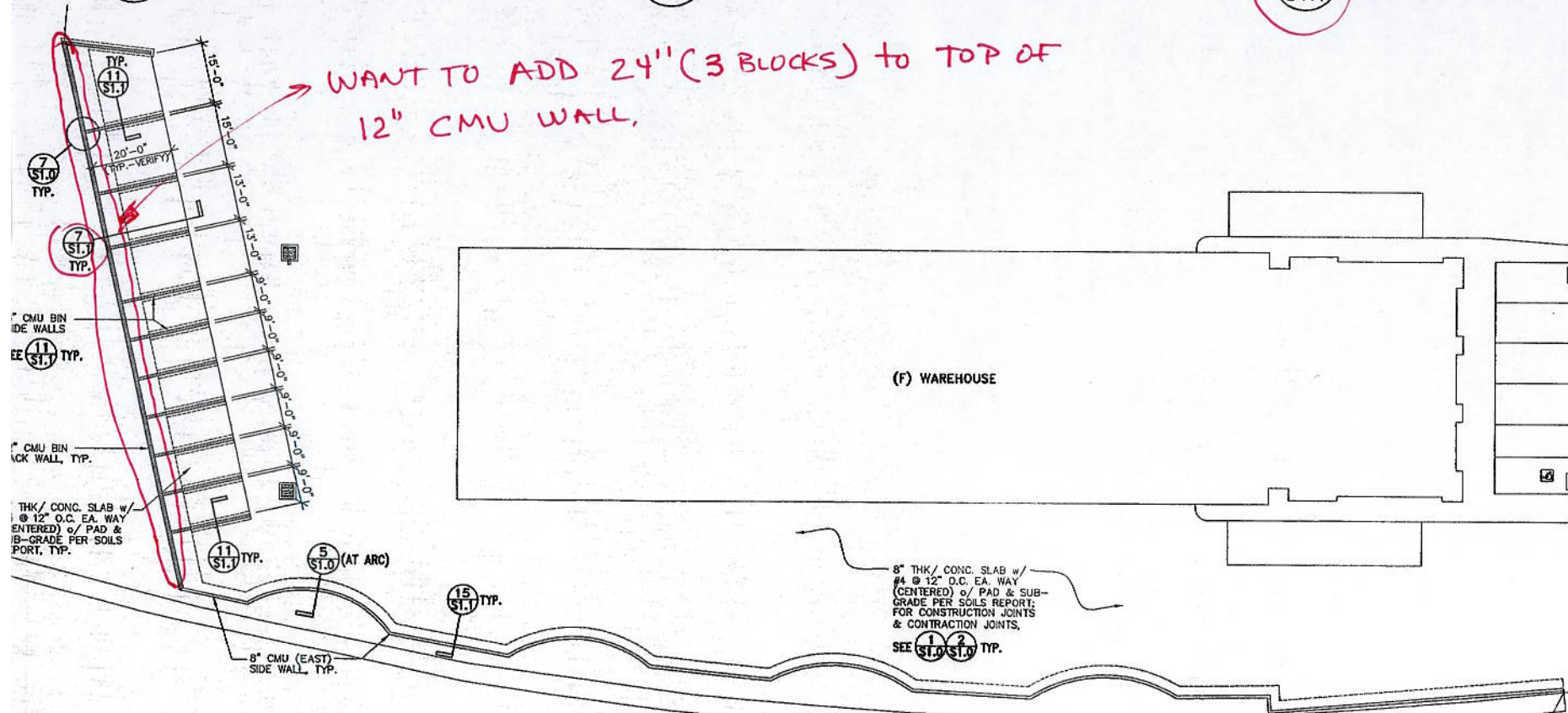
15 SECTION THRU SITE WALL
S1.1 SCALE: 1/2" = 1'-0"



11 SECTION THRU BIN SIDE WALL
S1.1 SCALE: 1/2" = 1'-0"



7 SECTION THRU BIN RETAINING WALL
S1.1 SCALE: 1/2" = 1'-0"



13 STRUCTURAL KEY SITE PLAN

PROJECT NAME:
Graniterock
MATERIAL SUPPLY / ENGINEERING CONTRACTORS - LICENSE # 225
MATERIALS SUPPLY & SHOWROOM
1763 DEL MONTE AVE.
SEASIDE, CA.

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

286 ELDORADO STREET MONTEREY, CA 93940
TEL: 831-373-2784 FAX: 831-373-7458
info@pauldavispartnership.com

Pacific Engineering Group, Inc.
2966 Blue Larkspur Lane, Ste 202 Monterey, CA 93944
ph: (831) 333-0644 fax: (831) 333-0644



NOT VALID WITHOUT WET SIGNATURE

Drawn By: E.B.
Drawing Date: 01-20-06
Scale: AS NOTED
Job Number: PEG 05-170

Revisions:

Action	Date	Comments

The use of these plans and specifications is restricted to the original site for which they were prepared, and publication thereof is expressly limited to such use. Re-use, reproduction or publication by any method in whole or in part is prohibited. Title to the plans and specifications remains with the architect, and visual contact with them constitutes prima facie evidence of the acceptance of the restrictions.

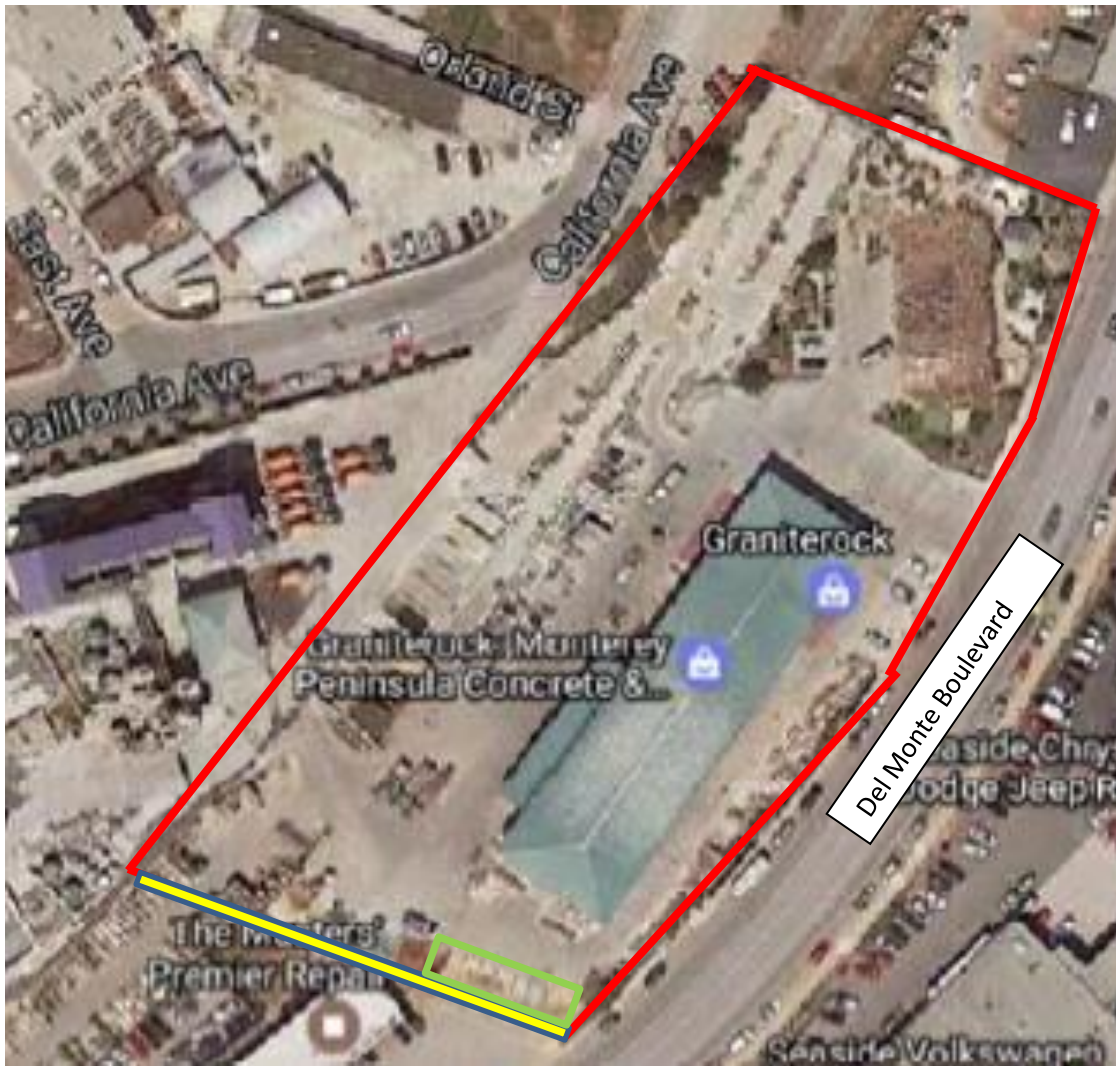
SHEET TITLE:

STRUCTURAL KEY SITE PLAN & RETAINING WALL DETAILS

S1.1

JAN 24 2006
S.M.B.

Aerial Photograph



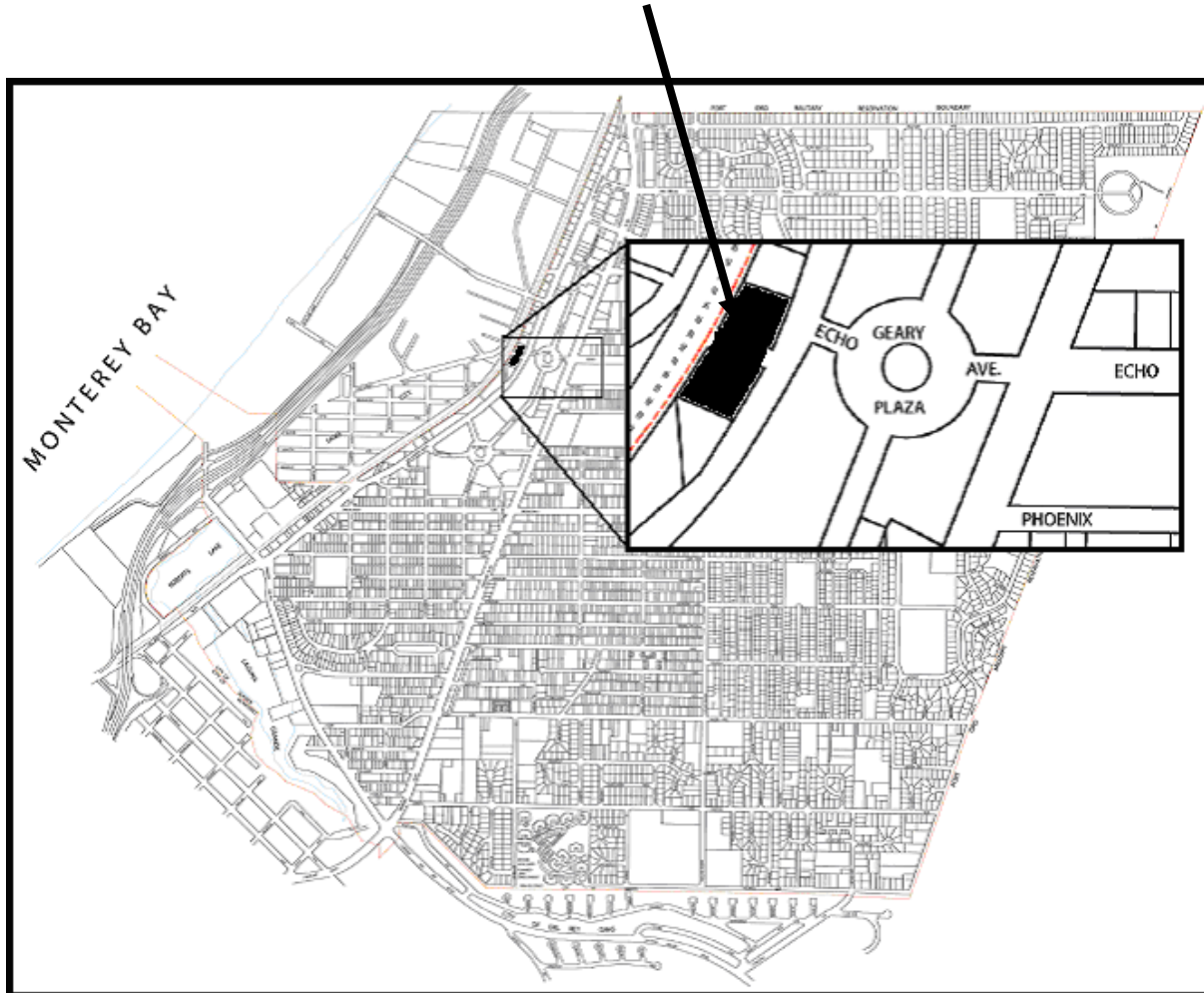
Property Boundaries – 

Location of proposed fence exception - 

Location of Material Bins - 

Attachment 2

Location Map: 1755 Del Monte Boulevard



Attachment 3 – Site Photographs #1



Open Storage Containers Against South Wall



View of Open Storage Containers from Del Monte Boulevard

Attachment 3 – Site Photographs #2



Street View from Del Monte Boulevard showing netting



Street View from Del Monte Boulevard



P. O. Box 50001
Watsonville, CA 95077
(831) 768-2000
Fax (831) 768-2201

Wall Exception for 1755 Del Monte Blvd.

Bob Larsen
City of Seaside Planning Dept.

Granite Rock Company (Graniterock) is requesting an exception to City of Seaside Municipal Code, Title 17 for the height of the wall bordering its property on 1755 Del Monte Boulevard. Presently, Graniterock has an 16' high concrete block wall at the edge of the property which borders the property owned by Master Mechanics. The wall serves as an aggregate storage bunker on Graniterock's side of the property and frames the parking lot for the Master Mechanics facility is located on the other side. In the past, the aggregate stored on Grantierock's side of the wall has made it over the top of the concrete wall and has fallen into the Master Mechanics parking lot. To avoid this potential safety hazard and property damage, Graniterock requests permission to extend the height of the concrete block wall by an additional 2 feet.

We understand that the Planning Commission will consider the following factors in connection with Graniterock's request:

- A general safety hazard to City residents and/or the general public would not be created. Here, the extension of the height of the current concrete block wall would serve to protect the public from a potential safety hazard. Raising the height of the wall would decrease the possibility of aggregate material spilling from Grantierock's property in to the neighboring parking lot.
- A traffic-related safety hazard would not be created. The extension of the current wall would have no effect on traffic in the area. The wall separates the Graniterock property from Master Mechanics and has no relation to traffic in the area.
- The fence or wall will not impair visibility at an intersection or traffic safety visibility area. Raising the height of the current wall will have no effect on the traffic safety as the wall serves only to separate Graniterock's facility from the neighboring property and will not impair visibility for drivers or pedestrians.
- The fence or wall will not obstruct vision from an adjoining driveway. Extending the wall an additional two feet will not create any additional obstruction from any driveway areas.
- The fence or wall is compatible with the surrounding neighborhood. The extension of the height of the existing wall by an additional two feet will not impact the surrounding neighborhood in any manner.

Thank you for taking the time to meet with me to discuss this application. With this information, we trust that the Planning Commission can consider our application for an exception. Should you need any additional information to process our application, please let me know.

Mike Edelmaier
Project Manager
Granite Rock Co.

A handwritten signature in blue ink that reads "Mike Edelmaier". The signature is fluid and cursive, with a horizontal line extending from the end of the name.