

## ATTACHMENT 6

### Grading summary for BC No. 114

Regarding abutting properties (“new” lots are those in proposed BC No. 114):

- There are 6 new lots abutting 6 existing lots to the south; due to existing grades all of the new lots are higher in elevation than the existing lots. Reference Attachment 7 for proposed pad grades of new lots, and the changes as compared to the prior 2016 map. (The pad grades per the current improvement plans match those shown on the 2022 tentative map.) That sheet also shows the changes in proposed retaining wall heights abutting neighboring lots as compared to the 2022 tentative map.
- A change from the 2022 tentative map is that **for new lots 11 – 14, a single retaining wall (instead of a double retaining wall) is now proposed at the rear of the lots abutting neighboring lots on La Plata Place.** The overall height of the new retaining walls is at or below the combined heights for the previously proposed double walls; the maximum overall height there is still 22'. (As per the tentative map, the improvement plans show a “wrought iron view fence” on top of the retaining wall, likely 6' tall. The code would also allow a solid wall on top of the retaining wall.) The change to one wall instead of two *eliminates a 6' wide area between the walls* that would have been extremely challenging for the new owners to maintain due to the heights of the walls, but which would have been in view of the neighboring lots. Providing one wall instead of two eliminates the “no man’s land” area between the walls, ensuring that a) no debris or weeds would accumulate in that area and b) there will be no trespassers through that area. (That area would have been potentially accessible to trespassers to the neighboring lots from the alley to the west or Northridge Drive to the east.) The developer has indicated he plans to meet with the neighbors regarding this change after approval of the final map.
- As before, new lots 15 and 1 are shown with a single retaining wall at the rear/side of the lots abutting existing lots to the south:
  - For Lot 15 the rear retaining wall height will be between 5.3' and 4' (up from 3.3' per the tentative map but down from 6' max per the 2011 map).
  - For Lot 1 the side retaining wall height will be between 0' and 4.6' (same as before).
  - As per the tentative map, the improvement plans show there will be a “wrought iron view fence” on top of the retaining wall, likely 6' tall. The code would also allow a solid wall on top of the retaining wall.
- For the existing abutting lots on La Plata Place, a note on the improvement plans indicates that the existing masonry walls will be protected in place. The applicant had previously indicated to staff that he would contact those owners to see if they would prefer him to remove their walls in conjunction with construction of the new retaining walls. (Reference photos, Attachment 8.)
- As for the tentative map, per the improvement plans there will also be double retaining walls along the west side of new lot 11 abutting the existing alley and along the east side of new lot 15 along Northridge Drive.