

STONE TO BE USED BEFORE STAFF APPROVAL. SECONDED BY COMMISSIONER D'ANDREA, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0). BOARD MEMBERS GERSTER AND JONES WERE ABSENT.

9. 88-DR-2005#6 SkySong 3

Mr. Bloemberg reviewed the site plan and elevations, explaining how the building interacts with the SkySong structure.

Commissioner D'Andrea complimented the design team, noting the superior quality of cutting-edge design. He particularly appreciated the extensive use of glass. He stressed the importance of focusing on the corner to create activity, because the entry, building, and plaza space are critical to the central area of the project.

Councilman Ecton agreed with Commissioner D'Andrea and expressed hope that the design will set the tone for more quality innovative design in the future.

In response to a question by Board Member Ortega, Mr. Matthew Pridemore explained that any future signage would come under a separate application. The current signage is limited to the pedestrian-level blade signs. Board Member Ortega commented that care should be taken not to allow signage clutter that would detract from the building design.

BOARD MEMBER ORTEGA MOVED FOR APPROVAL OF 88-DR-2005#6, SKYSONG 3. SECONDED BY COMMISSIONER D'ANDREA, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0). BOARD MEMBERS GERSTER AND JONES WERE ABSENT.

16. 80-DR-2009 La Posada Ranch (Carriage Hills Phase I)

Mr. Hadder reviewed the history behind the request. The subdivision was originally approved with an approved plant list and required NAOS areas, which were applied to each individual lot. Over time plants that are not approved for the area have been added; every lot is in violation. The homeowners are requesting that the original landscape plant list for front yards be modified to include additional plants. Staff recommended denial of the application and suggested incorporation of the City's updated ESL list of desert appropriate plants.

Mr. Dave Froehlich, president of the La Posada Ranch HOA, addressed the Board in support of the application. He reviewed the history of the development, noting that many new homeowners were not provided with an approved plant list and, in fact, had their property landscaped by the developer approved landscaper. Requiring homeowners to remove and replace mature plants would be a financial burden on the community.

Mr. William Oxford agreed that requiring residents to remove plants that have been on their property for a decade would be unfair. Removal of the existing mature plants would be a disservice to the appearance of the community.

Approved 7/23/2009