



*Ascension Heights

Planning Commission Meeting
October 14, 2015

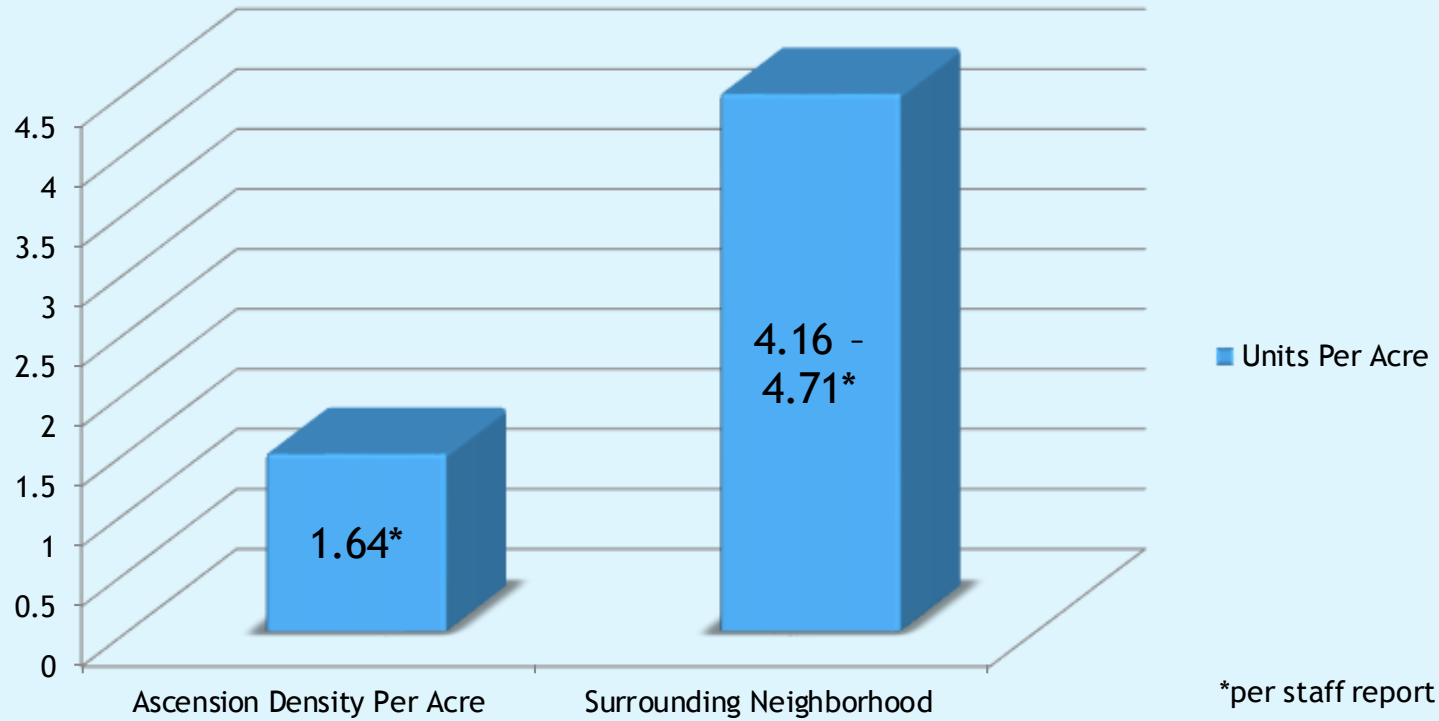
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- * 19 Lots Consistent with Neighborhood
 - * 60% of Site Will Remain Protected Open Space
 - * Design Guidelines - Average Maximum Height Limit of 28 feet
 - * Onsite/Offsite Storm Drain System Improvements
 - * New Drought Tolerant Landscape With an Emphasis on Reducing Erosion, Screening Development and Reducing Fire Risk
 - * New Public Pedestrian Trails with Spectacular Views
 - * Substantial Additional Revenue for Education

*Project Benefits

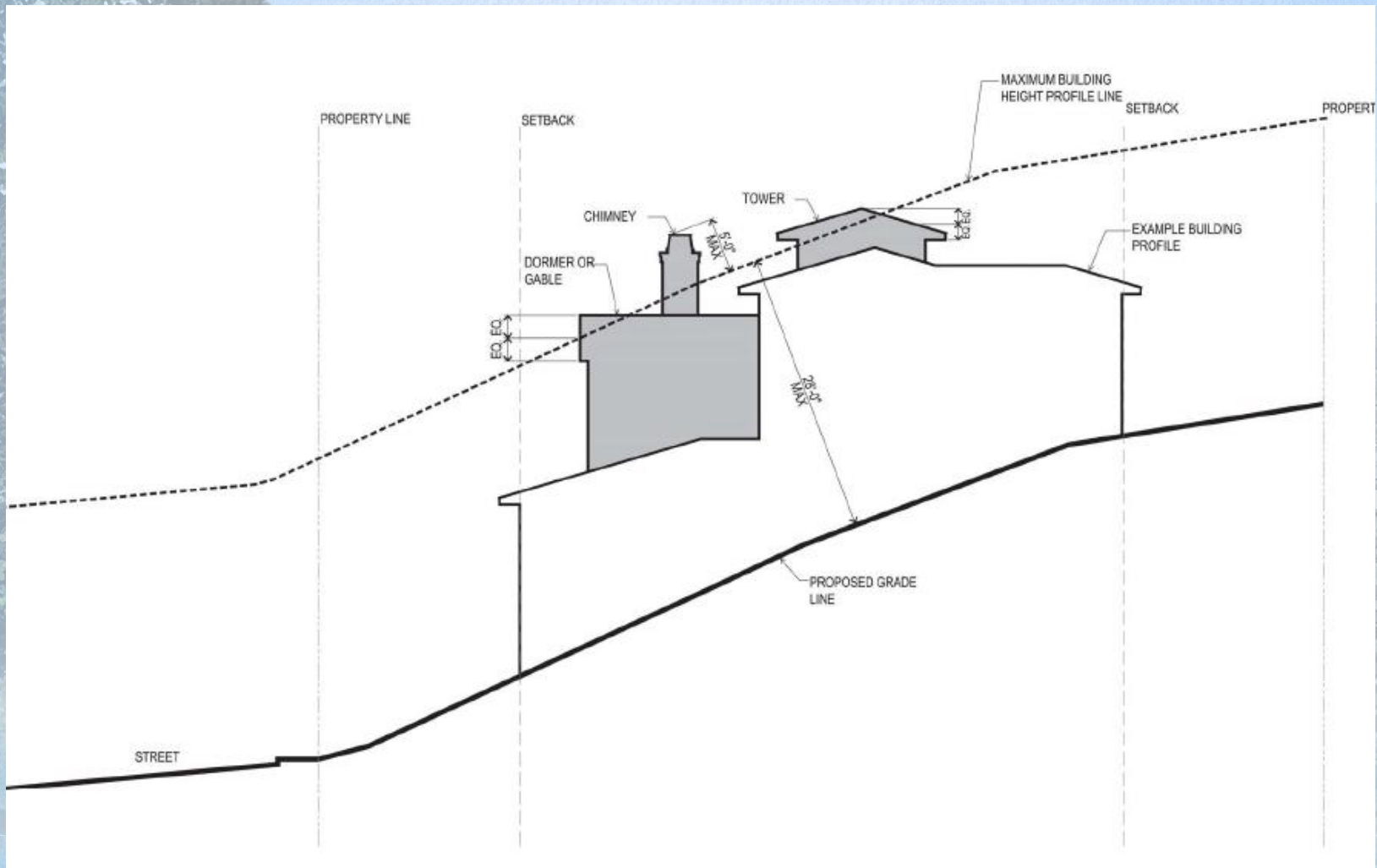
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- The background is a soft-focus illustration of a park. On the left, a stream flows through a wooded area. In the center, a paved path winds through the park, with several people walking and sitting on a bench. The right side shows more trees and a glimpse of a building in the distance. The overall tone is peaceful and natural.
- * Number of Lots Has Decreased From 25 to 19. (24% Reduction)
 - * Off Haul Reduced by 58%
 - * More Open Space for Public Use
 - * Road Moved to Protect Trees
 - * More Erosion Protection with Drought Resistant Plantings
 - * Steepness of Lots Reduced

* Changes from Original Plan

Units Per Acre






*Ascension Density








*Design Review



*Erosion Control Measures

ENTRY PLANTINGS	STREET TREES	NAME	CHARACTER
		 <p>Italian Stone Pine <i>Pinus pinea</i></p> <ul style="list-style-type: none"> - Evergreen - Moderate growth rate - 40' - 80' tall - 40' - 80' wide - Deep green needles - Broad & flat topped - Very thick & full canopy - Very low water use 	
		 <p>Olive Tree <i>Olea europaea</i></p> <ul style="list-style-type: none"> - Evergreen - Fast growing in youth, then slowing with age - 25' - 30' tall - 25' - 30' wide - Soft gray-green - Foliage with smooth gray trunks - Very low water use 	
		 <p>Century Plant <i>Agave americana</i></p> <ul style="list-style-type: none"> - Evergreen - Moderate growth rate - 8' tall - 12' wide - Hooked spines along margins - 15' - 40' flower stalk after 10+ years - Very low water use 	

TREES ON SLOPE		NAME	CHARACTER
		 <p>Sydney Golden Wattle <i>Acacia longifolia</i></p> <ul style="list-style-type: none"> - Evergreen - Fast growing - 10' - 25' tall - 9' - 15' wide - Bright green lance-shaped leaves 3'-6" long - Scented golden yellow flower spike in late winter + early spring - Low water use 	
		 <p>Coast Live Oak <i>Quercus agrifolia</i></p> <ul style="list-style-type: none"> - Evergreen - Slow growth - 20' - 70' tall - 20' - 70' wide - Stiff leathery green leaves with sharp teeth - 3/4" - 1 1/2" acorns appear in fall - Smooth gray bark becomes deeply fissure with age - Very low water use 	
UNDERSTORY PLANTING ON SLOPE		 <p>Toyon <i>Heteromelese arbutifolia</i></p> <ul style="list-style-type: none"> - Evergreen - 8' - 15' tall - 25' wide - 2" - 4" dark green leathery leaves - Edged with bristled pointed teeth - Small white flowers lead to bright red berries - Low water use 	
		 <p>Matilja Poppy <i>Romneya coulteri</i></p> <ul style="list-style-type: none"> - Perennial - 6' - 8' tall - Dies back in late summer - Thick stems with irregular grey-green leaves appear in late winter - 9" white flowers with yellow centers - Very low water use 	
		 <p>Deer Grass <i>Muhlenbergia rigens</i></p> <ul style="list-style-type: none"> - Evergreen grass - 4' tall - 4' wide - Bright green leaves form a dense, tight clump - Low water use 	

*Erosion Control Measures

NAME	CHARACTER
 Italian Stone Pine <i>Pinus pinea</i>	<ul style="list-style-type: none"> - Evergreen - Moderate growth rate - 40' - 80' tall - 40' - 80' wide - Deep green needles - Broad & flat topped - Very thick & full canopy - Very low water use
 Olive Tree <i>Olea europaea</i>	<ul style="list-style-type: none"> - Evergreen - Fast growing in youth, then slowing with age - 25' - 30' tall - 25' - 30' wide - Soft gray-green - Foliage with smooth gray trunks - Very low water use
 Hollywood Juniper <i>Juniperus chinensis</i> 'Torulosa'	<ul style="list-style-type: none"> - Evergreen - 15' tall - 10' wide - Irregular + upright with twisted appearance - Rich green foliage - Low water use
 White Oleander <i>Nerium oleander</i>	<ul style="list-style-type: none"> - Evergreen - Moderate to fast growth - 20' tall - 12' wide - Narrow dark green leaves - White flowers in late spring to fall
 Cotoneaster <i>Cotoneaster Sp.</i>	<ul style="list-style-type: none"> - Evergreen - 6' tall - 6' wide - Slow growing - White or pink summer flowers lead to red berries in fall + winter - Low water use
 Toyon <i>Heteromeles arbutifolia</i>	<ul style="list-style-type: none"> - Evergreen - 8' - 15' tall - 25' wide - 2" - 4" dark green leathery leaves - Edged with bristled pointed teeth - Small white flowers lead to bright red berries - Low water use

NAME	CHARACTER
 Manzanita <i>Arctostaphylos</i>	<ul style="list-style-type: none"> - Evergreen - Moderate growth rate - 8' tall - 6' wide - Tree-like shrubs - White or pink flowers in late winter to early spring - Cinnamon colored bark on twisted trunks - Low water use
 Conebush <i>Leucadendron Sp.</i>	<ul style="list-style-type: none"> - Evergreen - Moderate growth rate - 8' - 10' tall - 8' wide - Leaf color varies with species from deep green to gray green to red-tinged - Flowers vary from silvery green to pink to yellow - Moderate water use
 New Zealand Tea Tree <i>Leptospermum Sp.</i>	<ul style="list-style-type: none"> - Evergreen - 6' - 10' tall - 6' wide - Small green leaves on fine textured limbs - Abundant tiny 1/2" flowers vary from deep pink to white in spring - Low water use



Erosion Control Measures



Landscape and Trail Plan



*Recreational Trails



*Planning Commission Comments