



ENVIRONMENTAL COMMISSION RECOMMENDATION 20231115-003

Date: November 15, 2023

Subject: Northwind Apartments (SP-2021-0384C.SH)

Motion by: Jennifer Bristol

Second by: Kevin Ramberg

WHEREAS, the Environmental Commission recognizes the applicant is requesting as variance as follows: to vary from LDC 25-8-341 to allow cut to 12 feet; vary from LDC 25-8-342 to allow fill to 17 feet; and vary from LDC 25-8-261 to allow a driveway in a Critical Water Quality Zone; and

WHEREAS, the Environmental Commission recognizes the site is located in the Walnut Creek Watershed and is classified as Suburban; and

WHEREAS, the Environmental Commission recognizes that staff recommend this variance with conditions, having determined that the findings of fact have been met.

THEREFORE, the Environmental Commission recommends the requested variance with the following:

Staff Conditions

1. The applicant will provide enhanced permanent erosion control, via buried grade controls in the channel, to stabilize the channel and discourage further incising.
2. The Critical Water Quality Zone crossing will use open bottom culverts.
3. Revegetation on slopes will be with native seeding and planting mix, per Standard Specification 609S.5. This mix includes a native grass mix, wildflowers, and trees and shrubs.

Environmental Commission Conditions

1. Work with City staff to establish a management plan for the natural areas which include no mow zones or grow zones.
2. Secure all dumpsters to reduce waste in the streambed and across the property.
3. Consider a food forest and community garden space and pollinator gardens.
4. Utilize dark skies lighting best practices for multifamily housing.
5. Install EV charging stations or at minimum, install conduits for EV charging.
6. Applicant will gain staff approval for riparian restoration plan which includes criteria for plant survival rate.

Vote: 10-0

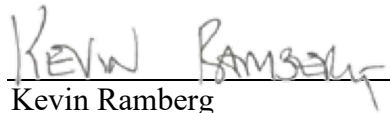
For: Richard Brimer, Jennifer Bristol, Hanna Cofer, Peter Einhorn, Mariana Krueger, Colin Nickells, Haris Qureshi, Kevin Ramberg, Melinda Schiera, and David Sullivan

Against: None

Abstain: None

Absent: Perry Bedford

Attest:

A handwritten signature in black ink that reads "KEVIN RAMBERG". The signature is written in a cursive style with some capital letters. It is positioned above a horizontal line.

Kevin Ramberg
Environmental Commission Chair