



**Staff comments (cont.)**

The citywide landscape guidelines reference lights similar to these, but only allow for foundation lights (see slides with LWH pages). The lights in this program are generally 20+ feet out into the front yard. They are arranged such that they will be hidden by existing plantings or new plantings of one of four proposed species.

The house accent lighting is presented to the Commission as several policy questions:

1. Whether to allow such lighting that has the potential to change the character of two entire historic districts.
2. Whether these kinds of lighting projects should be subject to staff approval when they are districtwide programs
3. Whether to approve this program for staff approvals
4. What sort of screening plants should be allowed, four are proposed.
5. Whether to grant staff the ability to approve new fixtures and plants to be included in the program

Staff takes a neutral position on the house accent lighting component to the program as a whole, but has comments on specific features if it is to be approved.

One letter of support has been received for one of the other properties proposing this type of lighting tonight.

The fixtures to be used for this lighting have the support of staff, if the program is approved. Staff believes not all of the screening plants are ideal. Staff recommends the elimination of lemongrass from the program as it would look quite awkward in the middle of a Concordia lawn unless incorporated into a full professionally designed landscape plan. The lemongrass could be acceptable adjacent to the foundations or next to walkways. Staff would like to see a few native species included in the plant selection.

**Recommendation**

No Recommendation

**Conditions**

If the program and/or this site are approved, the following conditions are recommended.

1. Inclusion of some native species in the screening plant selection
2. Elimination of the lemongrass as an option
3. Provide and guarantee landscape restoration after trenches are dug for hardwiring the fixtures.

**Previous HPC action**

**Previous Council action**