

From: William D Jager
To: [Salman, Marriame](#)
Cc: [Steven R. Jones](#); [Loc Tran](#); [Ryan Leaderman](#)
Subject: Willow Tract Map and Alternative Color Scheme
Date: Wednesday, May 20, 2026 5:41:13 PM
Attachments: [TTM-PS-03 fixed page 6 12-09-2025.pdf](#)
[Participant List 04-24-2026.pdf](#)
[24-0523 willow lane alternate color studies 2 04-21-2026.pdf](#)

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Hello Mary,

As you know we had a very productive publicly noticed neighborhood meeting which was attended by a dozen or so neighbors and/or concerned citizens (see attached participant list). At that meeting we presented to them the attached alternative color scheme and renderings as we were directed to so by the Planning Commission at the hearing on April 1, 2026.

The alternative exterior color palette for the Willow Lane homes was chosen and presented to the neighbors for the following reasons: The neighbors existing homes are for the most part earthy colors and so the chosen colors blend in well with the existing neighborhood and mesh well with the proposed landscaping. The alternative house color schemes also compliment and downscale the mass of the structures while being peaceful and give a sense of calm to the development. The proof for this was that the alternative color scheme was received well by the vast majority of the attendees.

We also discussed the privacy concerns of the immediate adjacent neighbors and ways in which those concerns could be addressed. Most agreed that landscaping would provide an effective screen between our project and the adjacent homes. We subsequently have met directly with 3 out of the 6 adjacent neighbors at their request and toured their rear yards. We went into further productive discussions about landscaping and ideas on how it might work for them. We expect to have at least one additional follow up meeting with them to discuss the matter further in the next few days.

For the upcoming hearing on June 10, please see attached:

1. a copy of the alternative color scheme and elevations for the Council to consider and as presented to the neighbors.
2. a copy of page 6 of the Tentative Tract Map which corrected the called out wall height on the West and South property line sections. The original map showed 8 feet and the corrected map shows 6 feet to be consistent with the code and Planning Commission approval.

I will follow up in the next week or so to discuss further our discussions with the neighbors.

Bill Jager

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VIEW FROM SOUTH ALONG WILLOW LANE

WILLOW LANE HOMES

14201 - 14205 WILLOW LANE, WESTMINSTER, CA

WILLOW GB INVESTMENTS LLC

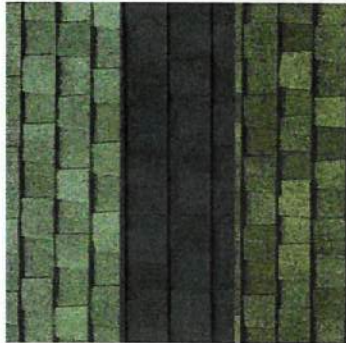


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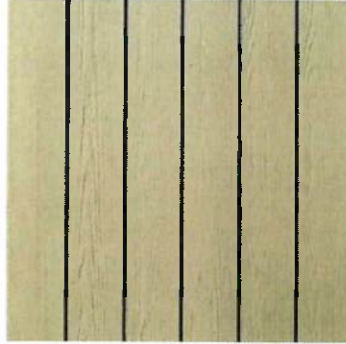
CONCEPTUAL IMAGERY



1 CLASS 'A' ASPHALT SHINGLE ROOF
 CERTAINTEED ROOFING GLANDMARK SOLARS - CERTAINTEED GRAY
 CERTAINTEED ROOFING GLANDMARK SOLARS - WATERSHED LOCK
 CERTAINTEED ROOFING GLANDMARK SOLARS - WATERSHED WOOD



2 EXTERIOR CEMENT PLASTER
 LA HABRA - SAND FLIGHT 2020



3 HORIZONTAL SIDING
 JAMES HARDIE - HARDPLANK LAP SIDING SELECT CEDAR/M



4 GARAGE DOOR
 WAYNE DALTON 1570 STEEL GARAGE DOOR WITH OPTIONAL WINDOW



5 DUAL GLAZED VINYL WINDOW
 MILGARD - MONTECITO VINYL WINDOW OR SIMILAR



C COLOR SCHEME 1



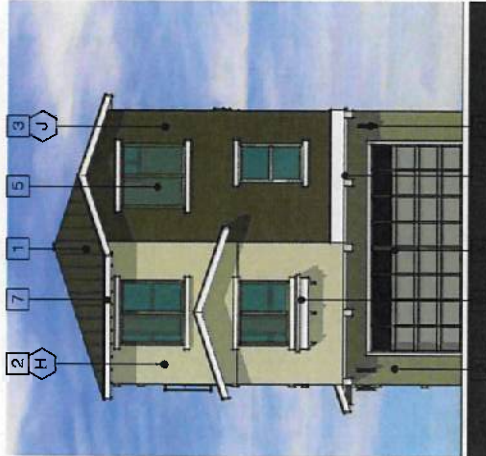
A Sherwin Williams SW 7015 MINDFUL GRAY
B Sherwin Williams SW 9170 ACER
C Sherwin Williams SW 7004 PORPOISE



G COLOR SCHEME 2



E Sherwin Williams SW 7259 CREME
F Sherwin Williams SW 7003 DUTCH-TILE BLUE
G Sherwin Williams SW 7002 ROYALFLOAT PEWTER



K COLOR SCHEME 3



H Sherwin Williams SW 7001 SOFT SUEDE
J Sherwin Williams SW 7002 GRAPH
K Sherwin Williams SW 7003 QUARRY STONE

- 6** PAINTED FOAM BELLY BAND AND CORBEL
- 7** PAINTED WOOD FASCIA
- 8** METAL / WOOD PLANTER
- 9** EXTERIOR LIGHTING