



CITY COUNCIL AGENDA REPORT

February 5, 2008

Planning and Community Development

TITLE: PUD-64, FIRST STREET LLC — CONSIDER AN APPLICATION FOR PLANNED UNIT DEVELOPMENT REZONING AND DEVELOPMENT PLAN APPROVAL TO REZONE AN EXISTING 13,161-SQUARE-FOOT PARCEL FROM RM-2,500 (MULTI-FAMILY RESIDENTIAL) DISTRICT TO PUD-HDR (PLANNED UNIT DEVELOPMENT – HIGH DENSITY RESIDENTIAL) DISTRICT, TO RENOVATE THE EXISTING HOME, AND TO CONSTRUCT FOUR DETACHED SINGLE-FAMILY UNITS RANGING FROM 1,713 SQUARE FEET TO 1,919 SQUARE FEET AT THE PROPERTY LOCATED AT 4238 FIRST STREET

PROPERTY OWNERS: First Street LLC

GENERAL PLAN: High Density Residential – Greater Than 8 Dwelling Units Per Gross Acre

SPECIFIC PLAN: Downtown Specific Plan – High Density Residential

ZONING: RM-2,500 – Multi-Family Residential District

SUMMARY

The applicants propose to retain and renovate an existing single-family residence, remove the existing detached garage, and construct four individually designed, detached single-family homes. Both the General Plan and the Downtown Specific Plan land use designation for the subject site are High Density Residential (greater than eight dwelling units per gross acre). The proposed project, with five units on approximately 0.30 acres, would result in 16.6 units per acre and is therefore consistent with the underlying land use designation.

Located at the front of the site, the existing house is considered a historic resource and serves to anchor the development. The four new homes, located at the rear of the site, are three-story detached residences with one-car garages and tandem driveway parking. The homes have individually designed façades incorporating heritage architectural detailing and color palette. The proposed high-density residential development provides a smooth transition between Downtown's commercial and single-family residential districts.

The applicants have agreed to implement all recommended conditions of approval as shown in Exhibit B. Staff and the Planning Commission believe that the project, as

conditioned, is well designed and is consistent with the Downtown Specific Plan and Downtown Design Guidelines.

PLANNING COMMISSION RECOMMENDATION

By a vote of 5 to 0, the Planning Commission recommended approval of the project, subject to the conditions shown in Attachment 1.

RECOMMENDATION

- 1.) Make the findings that the proposed PUD development plan is consistent with the General Plan, Downtown Specific Plan, and purposes of the PUD ordinance; and

- 2.) Introduce the attached draft ordinance approving Case PUD-64 subject to the conditions of approval as shown in Exhibit B.

FINANCIAL STATEMENT

The project is an infill development that will connect to existing infrastructure. The applicant will be providing all additional site improvements related to connections to existing facilities and will replace any damages in kind. The project will pay all City fees, and the City will receive its share of property tax increases resulting from development of the site and sale of the units. Minimal fiscal impact is anticipated.

BACKGROUND

The project site is an approximately 13,161 square-foot (0.30-acre) lot situated on the east side of First Street just south of Vineyard Avenue. The subject property is located within the Downtown Specific Plan Area. The property is essentially flat with a joint access driveway off First Street.



The subject site is developed with an approximately 1,210-square-foot single-family home and an approximately 200-square-foot detached garage. The City has classified

the single-family home as a historic resource of secondary importance. Additionally, in conjunction with the Downtown Specific Plan, the home is on a list of Landmark Quality Buildings over 100 years old with a high level of historic integrity. This home will be preserved and renovated as part of the proposed project.

The site is located within the Multi-Family Residential District (RM-2,500), adjacent to the Downtown’s commercial district. Immediately to the west of the subject property, across First Street, is the Pleasanton Plaza zoned C-C (Central Commercial); to the south is an apartment complex zoned RM-2,500; to the east, along the rear property line, are several duplexes zoned RM-4,000; and to the north lies the recently closed Shell service station zoned C-F (Freeway-Commercial).

Project Description

The proposed application is to rezone the subject property from the RM-2,500 zoning district to Planned Unit Development – High Density Residential (PUD-HDR) and for PUD development plan approval to renovate an existing 1,210-square-foot single-family home and construct four single-family units. In addition, the project would require demolishing an approximately 200-square-foot detached garage and would construct a new single-car carport for the existing home. The new units would have attached “tuck-under” garages. The applicants propose to develop the property into the five parcels, as shown below:

	Lot 1 (Ex. House)	Lot 2 (Plan A)	Lot 3 (Plan B)	Lot 4 (Plan A)	Lot 5 (Plan B)
Lot Size (sq ft)	4,605.89	2,151.64	2017.72	2262.22	2123.33
1st Floor (sq ft)	1,210	478	405	478	405
2nd Floor (sq ft)	—	716	654	716	654
3rd Floor (sq ft)	—	725	654	725	654
Total Living Area (sq ft)	1,210	1,919	1,713	1,919	1,713
Garage	2 Spaces (1 covered 1uncovered)	230.5	230.5	230.5	230.5
FAR (%)*	26%	89%	85%	85%	81%

*FAR percentage does not include garage square-footage. Staff notes that the total site FAR (total living area of the 5-units) is 64.4 %.

If the PUD is approved by the City Council, the applicants will follow with an application for a tentative map to subdivide the property into five separate parcels.



FIRST STREET STREETScape ELEVATION

DISCUSSION

Both the General Plan land use designation and the Downtown Specific Plan designation for the subject site are High Density Residential (greater than eight dwelling units per gross acre). The proposed project, with five units on approximately 0.30 acres, would result in 16.6 units per acre. Although the High Density Residential designation does not have a midpoint density, the City uses 15 dwelling units per acre as the midpoint density benchmark. This proposed development's density is, therefore, 1.6 units per acre greater than the midpoint for the high-density residential land use. Thus, this proposal is consistent with the land use designation, and complies with the Downtown Specific Plan policy of encouraging development at densities that exceed the General Plan midpoints in order to enhance the opportunities for unique housing types, affordable housing, and economic growth in the Downtown.

Furthermore, the proposed project meets the Downtown Specific Plan's Historic Preservation Objective of preserving designated historic resources that can reasonably be preserved. Improvements to the home will include replacing the solid railing with a new, detailed, turned-wood railing and a color that is complementary to the proposed units and the surrounding area. The structural and architectural integrity, however, will stay intact. The preservation of the existing home would maintain the existing character of the streetscape as well as providing a smooth gradation of building mass when viewed from First Street.

In order to ensure that the renovation of the historic home is conducted in a manner that preserves the integrity of the structure, staff has added a condition to the project requiring the applicant to replace any materials or details in kind, subject to review and approval by the Planning Director.

Site Improvements

The applicant is proposing to enhance the site by adding 24" box native trees and 5 gallon shrubs and ground cover. Staff notes that the tree located between Lot 2 and Lot 3 will be relocated so that it is not on the shared property line. Staff has added a condition of approval that requires the applicant to create a maintenance association to maintain the landscaping, driveway, and mail kiosk, to which the applicant has agreed.

In providing the required on-site parking while preserving all existing on street parking, the opportunities for usable open space have been substantially reduced. The Pleasanton Municipal Code prescribes minimum group and private usable open space for dwelling units in the RM districts. A PUD zoning, however, is designed to provide flexibility in development standards to allow innovative design for projects that otherwise meet the intent of the General Plan, Specific Plan, and, in this case, the Downtown Design Guidelines. Consistent with the design of a vibrant, urban, street-friendly development, open space is mainly incorporated into the project in the form of porches and balconies. Each unit is proposed to have an approximately 70-square-foot front porch and approximately 117 square-feet of deck in addition to small rear yards. The reduced open space is mitigated by the close proximity of Kottinger Village Park to the subject site and is considered a trade-off for the amenity of being close to Main Street.

In order to meet the stormwater requirements and enhance the appearance of the lot, the first 8 to 11-feet of the new 18-foot driveway will consist of pavers. A mail kiosk for the five units will be added to the front of the property, which has been reviewed and approved by the post office.

There is a relatively new 6-foot tall redwood fence that borders the majority of the property; however the applicant has agreed to increase the height of the fence to 8-feet to allow for more privacy between properties and better buffering of the commercial site to the north. The applicant is proposing to remove the chain link fence located in the front and yard and portion of the southern side yard and replace it with picket style fencing, not exceeding 42" in height, to match that of the existing redwood fence. Due to the proximity of the units, access is limited and fencing between the units would inhibit emergency access. Therefore, future fencing along property lines for the new and existing lots will not be allowed. Staff has discussed this with the applicant and a condition of approval has been added to reflect this.

Plan Layout and Building Design

As stated above, the project consists of four new single-family detached homes located at the rear of the site with a renovated turn-of-the-century home located at the front of the site. Two of the new houses will be oriented towards First Street with the other two facing the north side property line. The new units have purposely been located along the east and south sides of the property to present a unified heritage theme as viewed from First Street that simultaneously presents a smooth transition with the duplex and apartment complexes located to the east and south of the subject site.

The homes would feature individually designed façades incorporating traditional architectural detailing such as wood shingles; wood framed windows; and a combination of board and batten, stucco, and horizontal wood siding materials. Building mass has been reduced through the incorporation of hipped roofs, dormers, and small gables. To further enhance the overall aesthetics and continuity of the project, the homes will be painted with colors chosen from a “historic color palette.” The heritage style is further expressed through the incorporation of recessed windows and small front porches. New front yard picket style fencing helps maintain a, pedestrian-oriented atmosphere.

Parking

The applicants have designed the project to preserve on-street parking to the maximum extent. All required parking is provided onsite with access from the existing driveway; the project requires no new curb cuts. Due to the layout of the new units with the tuck-under garages, the parking will be screened from the First Street streetscape, as recommended in the Downtown Guidelines. The four new residential units would each contain a full-sized, one-car garage on the ground level that would be accessed from the existing common driveway. Tandem parking would be provided in each of the driveways with one additional guest parking space being provided between Lots 3 and 4. The existing home will have two dedicated parking spaces; one covered parking space is located along the north side of the existing home, and one open space is located behind the existing home. Staff has conditioned that the spaces have a minimum dimension of 10 feet by 20 feet. No parking will be allowed in any area of the common access driveway.

Staff and the Planning Commission have found the proposed parking plan to be acceptable and appropriate for the development:

Downtown Design Guidelines: Siting, Mass, Height, and Garages

The following analysis provides a comparison of the proposed development with key features of the Downtown Design Guidelines.

- Generally align homes with adjacent houses.

The front yard setback of the existing home along First Street varies from 16 to 21 feet. The front setback of the houses along First Street range from 10 to 23 feet. The setback for the existing home will not change, thus, is consistent with other existing structures.

On high density sites, the Downtown Specific Plan and Design Guidelines encourage retaining single-family homes along the streetscape and adding density to the rear of the site.

This project has accomplished that guideline.

-
- Place garages in the rear of the lots.

The new units will be located to the rear of the site with tuck-under garages, therefore, the garages are essentially screened from the streetscape view.

- The floor area of new homes and additions to existing homes are to be compatible with surrounding houses.

The square footage of the proposed units is similar to and in scale with the surrounding duplex and apartment complexes. Staff believes that the project is consistent with this guideline.

- Reflect the massing of surrounding homes, including roof forms and step backs, front porches, bay windows, and balconies.
- Reduce mass through roof forms such as hips, dormers, small gables, and articulations such as balconies.
- Design two-story homes and additions to fit into predominately single-story neighborhoods using techniques such as hip roofs and dormers to minimize building height.
- New homes...[should] be the same or lower in height than other homes in the neighborhood.

The mass of the proposed dwelling units reflects that of neighboring homes. The proposed heights are likewise within the range of heights of neighboring homes, e.g., the buildings located south and north of the subject site. The neighborhood has a mix of one- and two-story single-family homes, apartments, and duplexes. The project has hip roofs and balconies. The project would be consistent with these guidelines.

Garages

- Detached garages are preferred and should be located to the rear of the site.
- Minimize driveway width; 10 to 12 feet is adequate.

Tuck-under garages are proposed, which are situated to the rear of the site, and a new carport would be located along the north side of the existing house. The carport would be at the front of the site, due to siting constraints. Staff believes that the garages, although attached, meet the intent of the Guideline in that they would not be visible from First Street. While the 18 foot wide driveway is wider than 12 feet, staff believes it is supportable, since the additional width is needed for backing out of the guest parking spaces and driveways.

The proposed plan appears to be consistent with the intent of the Downtown Specific Plan and Downtown Design Guidelines and the project appropriately reflects the size, scale, and massing of the Downtown area and other existing residential structures.

Green Building

All new residential projects are required to include green building measures in the design of new homes. The proposed project would consist of "green homes" with a minimum of points in each category (Community, Energy, Indoor Air Quality/Health, Resources, and Water) required for a Certified Rating. The project has been conditioned to require the green building measures to be shown on the plans submitted for issuance of a building permit. A condition of approval requires all of the green building measures indicated on the approved checklist to be inspected and approved by either the City of Pleasanton, a certified LEED Rater, or written verification by the project engineer, architect, landscape architect, or designer.

Planning Commission

The Planning Commission held a publicly-noticed workshop on the proposed development on July 25, 2007, providing direction to staff and the applicant. The staff report and minutes for the workshop are attached.

On October 10, 2007, the Planning Commission reviewed the proposed project. By a 5 to 0 vote, the Planning Commission recommended approval of the project, subject to the conditions shown in Exhibit B. The October 10, 2007 Planning Commission meeting minutes are attached for the Council's information (Attachment 5).

At the meeting, the Commission recommended one modification to the conditions of approval:

1. Should the existing home's interior be demolished to the studs, residential sprinklers shall be required.

Staff and the applicants agree that these conditions are appropriate.

Public Notice and Comment

Notice of this application was sent to all property owners living within 1,000 feet of the subject property. Staff referred this project to the Pleasanton Heritage Association, a newly formed grass roots group of Downtown residents interested in Downtown preservation and development. This group has expressed support of this project. This project was also reviewed by the Pleasanton Downtown Association and a letter of support can be found in Attachment 4. As of the writing of this staff report, staff has received no other public comment.

ENVIRONMENTAL ASSESSMENT

An Environmental Impact Report was prepared and certified for the Downtown Specific Plan. It was approved by the City Council on December 2001. The Environmental Impact Report anticipated that a high-density residential project, such as that proposed, would be located on the project site. The California Environmental Quality Act (CEQA) specifies that individual residential development projects that are prepared pursuant to the requirements of an adopted specific plan, for which an EIR has been prepared and certified, are exempt from additional environmental review. Therefore, no environmental document accompanies this report.

CONCLUSION

Staff believes that, as conditioned, the proposed PUD is in keeping with the themes, policies, and requirements of the Downtown Specific Plan and is compatible with the surrounding area. The proposed site development standards and project design have been created in accordance with the intent of the Specific Plan and the Downtown Design Guidelines. The development of this PUD would, therefore, be carried out in a manner that preserves the unique character desired for Downtown Area.

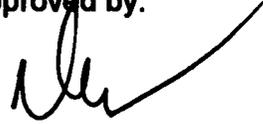
Submitted by:


Jerry Iserson
Director of Planning
and Community Development

Fiscal Review:


David P. Culver
Director of Finance

Approved by:


Nelson Fialho
City Manager

Attachments:

1. Draft Ordinance, with Exhibit B, Draft Conditions of Approval
2. Location Map
3. Exhibit A, Including Site Plan, Landscape Plan, First Street Streetscape, Elevations, Floor Plans, and Color Pallet, dated "Received, October 26, 2007"
4. Public and Staff Correspondence
5. Photographs
6. Planning Commission Staff Report, dated October 10, 2007
7. Excerpts of the Planning Commission Meeting Minutes, dated October 10, 2007
8. Planning Commission Work Session Staff Report, dated July 25, 2007
9. Planning Commission Work Session Meeting Minutes dated July 25, 2007
10. Applicants Statement to Planning Commission

16. Public Hearing: PUD-64, 4238 First Street, LLC – Consider an application for Planned Unit Development rezoning and development plan approval to rezone an existing 13,161-square-foot parcel from RM-2, 500 (Multiple-Family Residential) District to PUD-HDR (Planned Unit Development – High Density Residential) District to renovate the existing home and to construct four detached single-family units ranging from 1,713 square feet to 1,919 square feet at the property located at 4238 First Street

Director of Planning and Community Development Jerry Iserson gave the staff report, described the application request, its location and surrounding development, current zoning, building traditional design and sizes of the homes, parking, the project's compliance with design guidelines, support by the Downtown Association and the Pleasanton Heritage Association, and he recommended the Council consider adding a condition for the developer to contribute \$2,500 toward the Bernal Park. Staff recommends approval of the project, subject to conditions in the staff report and the additional condition suggested.

Mayor Hosterman opened the public hearing. There were no public speakers and she closed the public hearing.

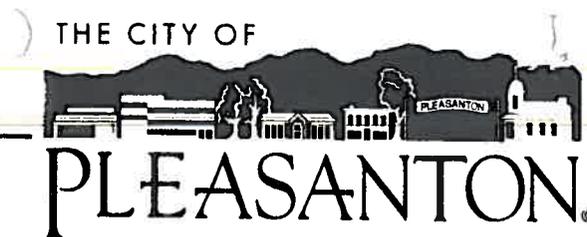
Councilmember McGovern disclosed meeting with the developers and architect on the project. She confirmed with staff that the redwood fence would be increased to 8 feet in height and that the Heritage Association was currently in the process of becoming a non-profit organization and asked if any downtown homeowner or business owner could become a member of this non profit.

Mr. Fialho advised that membership as yet to be established and that he would inform Council of its composition when defined.

Councilmember Sullivan supported the project's density in the downtown and acknowledged support from the Heritage Association and Downtown Association.

Motion: It was m/s by McGovern/Thorne to Introduce **Ordinance No. 1971** approving the application for Planned Unit Development rezoning and development plan approval to rezone an existing 13,161-square-foot parcel from RM-2, 500 (Multiple-Family Residential) District to PUD-HDR (Planned Unit Development – High Density Residential) District to renovate the existing home and to construct four detached single-family units ranging from 1,713 square feet to 1,919 square feet at the property located at 4238 First Street, with the added condition for the Bernal Park contribution of \$2,500. Motion passed by the following vote:

Ayes:	Councilmembers Cook-Kallio, McGovern, Sullivan, Thorne, Mayor Hosterman
Noes:	None
Absent:	None



August 10, 2010

Mike Carey
327 St. Mary Street
Pleasanton, CA 94566

Re: Request to extend Case No. PUD-55 – 225 West Angela Street, PUD-64 – 4238 First Street, and PUD-73 – 204 Kottinger Drive.

Dear Mr. Carey,

It is my determination that the circumstances surrounding the initial approval of your projects, referenced above, have not changed. As authorized by Pleasanton Municipal Code Section 18.12.030, I am granting a two year extension to the City Council approval of Case No. PUD-55, PUD-64, and PUD-73, subject to their original conditions of approval (enclosed).

Each application is subject to the following extension dates, as determined by their previous extension requests and/or approvals, and shall become void if building permits are not obtained prior to each respective expiration date.

1. PUD-55, 255 West Angela: *Approval to demolish two existing residential units, renovate one existing residential unit, and construct four new single-family homes for a total of five residential units.*

This application shall become void on **December 6, 2012.**

2. PUD-64, 4238 First Street: *Approval to (1) renovate the existing home; and (2) construct four detached single-family units ranging from 1,713 square-feet to 1,919 square-feet.*

This application shall become void on **February 11, 2013.**

3. PUD-73, 204 Kottinger Drive: *Development plan approval to establish development standards for the existing residential units.*

This application shall become void on **July 17, 2012** if a final map is not recorded.

The Planning Commission and the City Council will be notified of these extensions. Any Planning Commission or City Council member has seven (7) days after such notification to overturn this decision.

COMMUNITY DEVELOPMENT

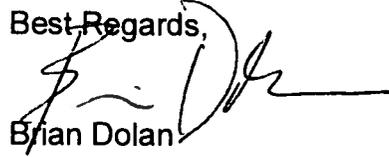
P. O. BOX 520, Pleasanton, CA 94566-0802

Planning	Building & Safety	Engineering	Traffic	Inspection
200 Old Bernal Ave. (925) 931-5600 Fax: 931-5483	200 Old Bernal Ave. (925) 931-5300 Fax: 931-5478	200 Old Bernal Ave. (925) 931-5650 Fax: 931-5479	200 Old Bernal Ave. (925) 931-5670 Fax: 931-5479	157 Main Street (925) 931-5680 Fax: 931-5484

Mike Carey
Extension Requests
PUD-55, PUD-64, and PUD-73
August 10, 2010

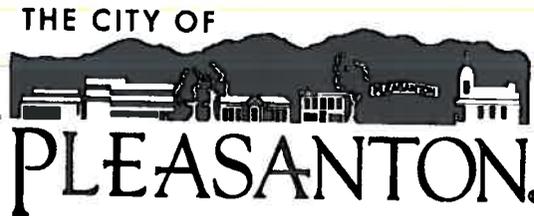
Should you have any questions regarding the projects referenced above, please contact Natalie Amos, Associate Planner, at 931-5613 / namos@ci.pleasanton.ca.us .

Best Regards,



Brian Dolan
Director of Community Development

Enclosures



December 17, 2012

Mike Carey
327 St. Mary Street
Pleasanton, CA 94566

Subject: PUD-64-01M, Minor Modification
Effective Date: January 7, 2013

Dear Mr. Carey:

The City has completed its review of your application for a Minor Modification to extend the development plan approval for PUD-64, consisting of the renovation of the existing home and the construction of four detached single-family units ranging from 1,713 square feet to 1,919 square feet at the property located at 4238 First Street.

In accordance with City Council policy, notice of the proposed PUD minor modification was sent to the surrounding property owners on **December 6, 2012**. No request was made for a formal hearing.

Based upon the information submitted, it is my determination that the above change is not substantial in nature since the overall plan for the site will remain the same. Therefore, in accordance with the provisions of Chapter 18.68 of the Municipal Code of the City of Pleasanton, I am granting a minor modification to Case PUD-64-01M subject to the following conditions:

1. Condition of approval No. 29 of Ordinance 1971 for PUD-64, on file with the Planning Division, shall be amended to read as follows:

The PUD development plan approval shall lapse two years from the effective date of this ordinance unless a tentative or parcel map, as applicable, is approved. If a tentative or parcel map is approved, the PUD development plan approval shall lapse when the tentative map or parcel map approval expires. If a final map is recorded before the tentative map or parcel map expires, then the PUD development plan approval shall not lapse.

2. To the extent permitted by law, the project applicant shall defend (with counsel reasonable acceptable to the City), indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim (including claims for attorneys fees), action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorneys fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

COMMUNITY DEVELOPMENT

P. O. BOX 520, Pleasanton, CA 94566-0802

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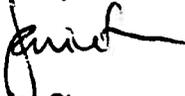
Mike Carey, PUD-64-01M
Page Two
December 17, 2012

3. Except, as modified by Conditions 1 and 2 above, all conditions of Ordinance 1971 for PUD-64, on file with the Planning Division, shall remain in full force and effect.

In accordance with the PUD ordinance, the Planning Commission and City Council are being notified of this approval. **Any Planning Commission or City Council member has twenty (20) calendar days from the date of approval of this letter to appeal this decision if they so desire.** Such an appeal would be subject to a public hearing before the Planning Commission and City Council.

If you have any questions with regard to this matter, please do not hesitate to give me a call.

Sincerely,



Janice Stem
Planning Manager

C: Wade Braker, 4238 First Street, Pleasanton, CA 94566

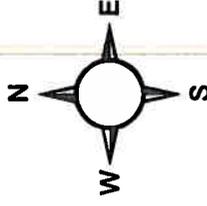
TR 7975, Carey-Braker

City of Pleasanton

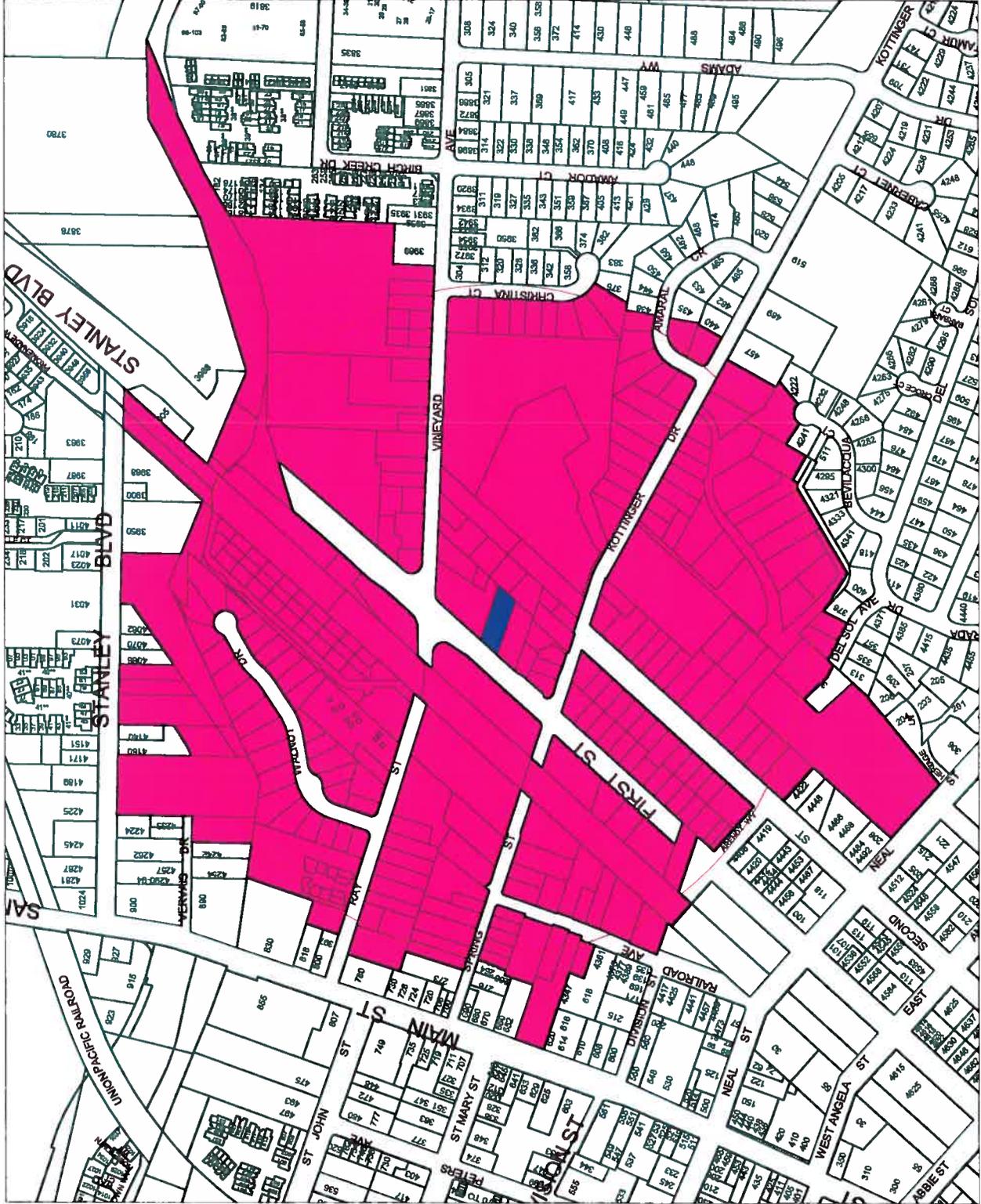
GIS

Department

4238 First Street



Printed 3/7/2013



Natalie Amos

From: Tom Gill,
Sent: Sunday, March 03, 2013 9:41 AM
To: Natalie Amos
Cc: 'Beverly Gill'
Subject: Tract 7975 Mike Carey

Dear Ms. Amos

I received a post card notice of the planned development. I have some questions. I am having a hard time visualizing 5 single family DETACHED homes on that site. Will the homes be attached, or detached?

Will the current house the front of the lot remain? Is the proposed development consistent with the current zoning and the density of the adjacent properties?

Will the new homes be rented, or sold?

I would be OK with something well maintained, and consistent with the neighborhood. The current home on the site is rather neglected looking.

Tom Gill

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