THE CITY OF PLEASANTON

Planning Commission Staff Report

April 24, 2013
Item 6.a.

SUBJECT:	**PUD-94**
APPLICANT/ PROPERTY OWNER:	Lynn Jansen, Roselyn Estates II
PURPOSE:	Application for Planned Unit Development (PUD) Development Plan approval for a seven-lot single-family residential development located on an approximately 3.7-acre property.
GENERAL PLAN:	Medium Density Residential and Open Space-Public Health and Safety/Wildland Overlay
ZONING:	PUD-MDR (Planned Unit Development – Medium Density Residential) District.
LOCATION:	Generally located north of the present terminus of Calico Lane and east of the present terminus of Lynn Drive
EXHIBITS:	A. Recommended Conditions of Approval B. Proposed PUD Development Plan and supporting documents listed below: ▪ PUD Development Plan, dated "Received April 5, 2013" ▪ Roselyn Estates II Design Guidelines, dated "Received April 5, 2013" ▪ Arborist's Report by HortiScience, dated "Received September 21, 2012" ▪ Geotechnical Exploration Report by Engeo, dated "Received September 21, 2012" ▪ Hydraulic Evaluation and Bank Erosion Analysis of Arroyo Del Valle by Engeo, dated "Received September 21, 2012" ▪ Responses from Engeo Regarding Geotechnical and Slope Stability, Dated "Received January 17, 2013" and " Received March 5, 2013" ▪ Phase II Environment Site Assessment, dated "Received January, 30, 2013" ▪ Peer Review Comments and Report by Kropp &

Associates, Dated “Received March 1, 2013” and “Received March 14, 2013”
- Hydro-Modification Report by DeBolt Civil Engineering, Dated “Received March 5, 2013”
- Hydro-Modification Outlet by DeBolt Civil Engineering, Dated March 5, 2013”
- IMP Sizing Calculations by DeBolt Civil Engineering, Dated “Received March 5, 2013”
- Pre-Demolition Asbestos and Lead Inspection Report by Kellco Services, Dated “Received September 21, 2012”
- GreenBuilding Checklist

C. Letter from California Department of Fish & Wildlife
D. Letters from Roselyn Estates HOA and Nolan Farms Maintenance Association
E. Public Comments
F. Negative Declaration Prepared for PRZ-59
G. Location Map/Notification Map

BACKGROUND

Project Site History: The subject site was formerly known as the Jones property. The site was approximately four acres in size, and was occupied by the Jones residence with a swimming pool and several accessory structures. The property was supported by a septic system.

In 2005, Mr. Lynn Jansen of Lynden Homes developed the site to the immediate west of the Jones site with 11 single-family homes on Cindy Way (known as Roselyn Estates, PUD-38). As stipulated by PUD-38 conditions of approval, Lynn Jansen/Lynden Homes extended City water and sewer lines to the Jones site for future lateral connections to either the Jones residence or future development of the Jones site.

The Jones property had two different zoning designations: PUD-MDR (Planned Unit Development – Medium Density Residential) and A (Agriculture) districts. In 2011, Lynn Jansen acquired the property, and submitted applications to:

1) rezone the entire site to PUD-MDR district thus removing the A district designation on the property;
2) relocate and remodel the existing Jones residence closer to the southwestern portion of the site;
3) modify the location of the driveway off of Cindy Way; and
4) subdivide the existing site into two lots.

During the rezoning review, Mr. Jansen disclosed his intent to develop the remainder of the parcel with seven single-family homes similar to Roselyn Estates.

In August 2012, the former Jones residence was relocated, remodeled and sold. The former Jones site was subdivided into two lots: one lot is occupied by the remodeled home, and other lot is the subject site of approximately 3.7 acres in size.

Rose Avenue Development History: In the past 10+ years, several developments have occurred on Rose Avenue. In 2001, Summerhill Homes constructed 32 single-family residences on a 15.2-acre site (PUD-99-05) and Trumark Commercial Development constructed nine homes on an approximately three acre site (PUD-97-22). In 2006, Lynden Homes received approval for the construction of 11 single-family homes on 4.19 acres, and the last home was constructed in August 2012. These developments generally followed the development standards of the R-1-10,000 zoning district.

1 = PUD-38/Lynden Homes 2=PUD-97-22/Trumark 3= PUD-99-05/Summerhill Homes

Previous Developments on Rose Avenue

Disturbance to the Slope Bank of Arroyo Del Valle: In September 2012, Lynn Jansen submitted an application to develop the current, approximately 3.7 acre site with seven new single-family lots. On November 20, 2012, in response to a call from a resident, the City's Senior Code Enforcement Officer witnessed a contractor dumping a load of concrete debris from the subject site into the creek bank. The Code Enforcement Officer also noticed that concrete debris had been deposited along the southern creek bank. The contractor indicated that he was hired by the applicant.

Staff notified the California Department of Fish & Wildlife immediately. On February 5, 2013, Warden Russo of the California Department of Fish & Wildlife notified the City that the violation was relatively minor and "Mr. Jansen removed the debris that was placed along the creek bed and also made a satisfactory attempt to re-vegetate (hydro-

seeding) the surrounding areas." Warden Russo further stated that he "explained to Mr. Jansen if he had future plans for the creek bank he would also have to contact the U.S.

Fish and Wildlife Service for a BO [Biological Opinion] and possible permits, as this location is possible habitat for federally protected species." A copy of the letter is attached as Exhibit C.

SUBJECT PROPERTY

The site is bounded by single-family homes on the south, east, and west sides, and by the Arroyo Del Valle, a controlled release storm water channel, on the north side.

The existing site is currently occupied by several dilapidated accessory structures as the existing home has been relocated to the lot to the immediate south. The site generally has flat terrain with slopes ranging from zero (0) to two (2) percent falling to the north excepting the embankment slope of the Arroyo and the grade changes from the easterly boundary. The northerly portion of the site has trees and shrubs located along the slope of Arroyo Del Valle.

Site Location

Photographs of the Site

PROJECT DESCRIPTION

The applicant proposes a PUD development plan to allow the creation of seven single-family lots. Lot size ranges from 9,905 sq.ft. to 10,010 sq.ft. The PUD development plan includes development standards, lotting plan, elevations, and building color/material scheme for each lot. Staff notes that the "design guidelines" included in the PUD development submittal is not for future home designs. The proposed PUD development plan has included the specific house design for each lot; thus, the design guidelines summarize the proposed development standards.

The subject site has a gross acreage of approximately 3.709 acres, and a gross developable acreage as described in the General Plan of approximately 2.796 acres (less the area covered by Arroyo Del Valle). The proposed PUD development would have a density of 2.5 dwelling units per developable acre.

New streets, sidewalks, curb & gutter, bioswales, stormwater retention areas, underground utilities (sewer, water, storm drainage) would be installed. A bio-retention area, referenced as Parcel A, is proposed to collect, treat and release stormwater to the City's stormwater system. Bioswales are proposed to capture and treat site stormwater prior to discharge off the site into the Arroyo via the existing stormwater system which was designed to accommodate the additional runoff capacity from the project. The development would provide the continuation of Lynn Drive easterly along Arroyo Del Valle before it connects to Calico Lane. The existing trail along Arroyo Del Valle would also be extended easterly and then southerly to connect to the sidewalk on the east side of Calico Lane.

Parcel B is the portion of Arroyo Del Valle that is located within the subject site. It would be owned and maintained by a homeowners association. Street "A", a cul-de-sac, would provide access for Lots 1-5. Lots 6 and 7 would take access from Calico Lane.

The table below provides a summary of the proposed project components including the number of units, density, lot sizes and floor area ratios (FARs):

Summary of the Proposed Project Components	
Total Residential Units	7 Units
Total Gross Acres	3.709 Acres
Gross Development Acres (less creek area)	2.796 Acres
Smallest Lot Size	9,905 sq.ft.
Largest Lot Size	10,010 sq.ft.
Range of Home Sizes (living area)	2,635 sq.ft – 3,433 sq.ft.
Range of FARs	30.1% - 35.1%
Range of Building Heights	23'-9" to 31'-0"

The proposed PUD follows the "farm home" architectural style of the approved for Roselyn Estates (PUD-38), an 11 single-family home development located to the immediate west on Cindy Way. The proposed homes show covered front and rear porches, dormers, horizontal siding, and tile as the roof material. As the proposed homes may not be constructed at the same time, the proposed PUD development plan specifies the house plan, color/material scheme, and front yard landscape plan for each lot. A three-car garage is proposed for each home. Additional parking spaces could be accommodated in each driveway area.

Arborist Report: An arborist report was submitted assessing the existing trees on the subject site. The report surveyed a total of 52 trees on the subject site; 30 trees would be impacted by the proposed development, and 22 trees would not be impacted as they are located along the banks of Arroyo Del Valle. The report indicated that among the 30 trees that are located within the development area, 27 would be removed due to project impacts; they are all heritage-sized trees except for four trees. The 22 trees that are located along the southern bank of the arroyo would be preserved. The report is attached as Exhibit B.

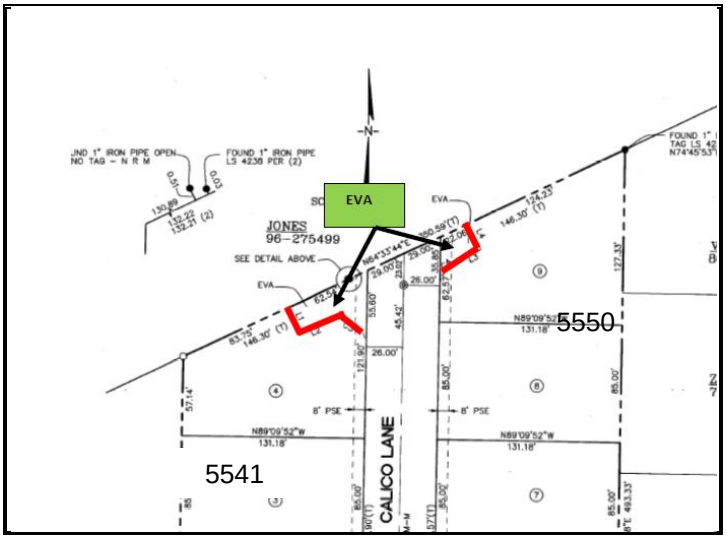
Arroyo Del Valle Slope Bank Report and Geotechnical Analysis: A Hydraulic Evaluation and Bank Erosion Analysis of Arroyo Del Valle was prepared by Engeo. The report analyzed the estimated velocity and water surface profile of Arroyo Del Valle and assessed the current and estimated erosion potential of the southerly creek bank due to the proposed development. Due to the unauthorized dumping to the slope bank of Arroyo Del Valle, an addendum was prepared by Engeo to assess the stability of the slope, which was peer reviewed by Kropp & Associates. Reports related to the slope bank are attached as Exhibit B.

A Geotechnical Exploration report was prepared by Engeo. It includes laboratory testing results of subsurface materials, geologic mapping of the creek bank adjacent to the site, analyzing field and lab data, and making findings and recommendations. The report is attached as Exhibit B.

Homeowners Association and CC&Rs: The proposed seven single-family homes, known as Roselyn Estates II, would join the existing Roselyn Estates HOA. The HOA would assume the ownership and the maintenance responsibilities of the Arroyo, the trail along the Arroyo, the bioswale areas and the bio-retention areas for all 18 homes (11 existing homes and seven new homes). The current Roselyn Estates CC&Rs would be amended to reflect the inclusion of Roselyn Estates II.

Lot Line Adjustment

Calico Lane was approved as Tract 7002. The approved tract map states that if and when Calico Lane is extended northerly on the adjacent property (the subject site) and the area designated on the map as "EVA" is abandoned, the abandoned "EVA" area shall be reverted to Lots 4 and 9 (5541 Calico Lane and 5550 Calico Lane, respectively) of Tract 7002.



To facilitate the proposed PUD development plan and in conformance with the Tract 7002 requirements, the applicant proposes two lot line adjustment applications: one is to adjust the lot line located between 5541 Calico Lane and the proposed Lot 7 and the second lot line adjustment would be between 5550 Calico Lane and the proposed Parcel A.

Staff will process the requested lot line adjustment applications concurrently with the final map to ensure the EVA would not be abandoned prior to the construction of the street improvements.

Outside Agency Referral

Staff referred a copy of the proposed development to California Department of Fish and Wildlife, Regional Water Quality Control Board (RWQCB), Department of Army Corps of Engineers, and Zone 7 Water Agency in early September 2012. Brian Wines of the RWQCB commented on the stormwater treatment system design. The proposal has been modified to address his comments. No comments were received from California Department of Fish and Wildlife, Dept. of Army Corps of Engineers, or Zone 7.

ANALYSIS

General Plan Compliance

The General Plan Land Use map has an Open Space – Public Health and Safety and Wildland Overlay land use designation for Arroyo Del Valle. The non-creek portion of the subject site is designated Medium Density Residential (MDR) in the City of Pleasanton's current General Plan. A MDR designation allows a density of 2 to 8 dwelling units per acre (DUA).

The General Plan states that major arroyos are not to be counted as part of residentially designated gross developable acres. Excluding the arroyo area, the site has a 2.796 gross developable acres, resulting in a density of 2.5 DUA, which is consistent with the General Plan.

The Proposed Development Plan

<u>Lot Size</u>

During the planning process of previous developments along Rose Avenue, the City Council and Planning Commission have directed that the development along Rose Avenue should maintain the existing "rural character" through the creation of large single-family lots of at least 10,000 square feet in size. As proposed, all lots, except for one, meet the 10,000 square foot minimum lot size. The smallest lot is approximately 9,905 square feet, 95 square feet shy of 10,000 square feet.

One of the purposes of a PUD is to provide greater flexibility in the design of integrated developments than is otherwise possible through strict application of zoning regulations. The intent of the proposed PUD development plan is to encourage the design of a well-planned residential development through creative planning. For example, there are lots within the Nolan Farm development that are slightly under 10,000 square feet in lot size. As such, a proposed PUD development plan with only one lot just 95 square feet shy of 10,000 square feet is acceptable to staff, particularly when considering that almost one acre of the parcel is not developable due to the arroyo.

Site Development Standards

In July 2011 the City approved a rezoning of approximately three acres of the subject site from A (Agriculture) to PUD-MDR (Planned Unit Development – Medium Density Residential) District (Ordinance No. 2020) to make the zoning consistent with the General Plan.

The proposed development standards are similar to the previously approved developments along Rose Avenue. The table on the following page shows the proposed development standards compared to the previously approved developments along Rose Avenue.

Site Development Standard Comparison

	R-1-10,000 (in feet)	Summerhill Homes (PUD-99-05) (in feet)	Trumark (PUD-97-22) (in feet)	Roselyn Estates (PUD-38) (in feet)	*Proposed Roselyn Estates II (PUD-94) (in feet)*
Front Setback Living Area/House Covered Porch Garage (Front Facing) Garage (Side Entry)	 23 23 23 15	 20 12 20 n/a	 20 15 23 15 (If one story)	 20 15 20 15 (Lot 8 only, not side facing)[3]	 *20* *15* *20*[3] *15*
Rear Yard Setback Living Area/House Covered Porches	 20	 20		 20 15	 *20* *15*
Side Yard Setback Street-side	5 min./20 combined	10 min./20 combined 5/15 Affordable lots only		10 min./20 combined	*10 min./20 combined* *15 street-side*
Height[1]	30 ft. max	30'-10"	22 (one-story) 30 (two-story)	24 (one-story) 32 (two-story)	*32*
FAR[2]	40%	40%	40%	40%	*40%*

1) Height is taken from the lowest finished grade adjacent to the house to the highest point of the home.
2) Excluding up to 600 square feet of garage area
3) The southeast corner of the garage on Lot 1 is measured 15 feet to the cul-de-sac of Street "A".

The previously approved PUDs generally followed the development standards of the R-1-10,000 zoning district. Both Summerhill Homes' Nolan Farm development and Roselyn Estates varied from the R-1-10,000 standards in the reduction of the front setback to the garage and covered porch components, the allowance of a rear covered porch to be at a reduced rear yard setback, and a height measurement from the finished building pad. The proposed PUD would use the same setbacks as Roselyn Estates.

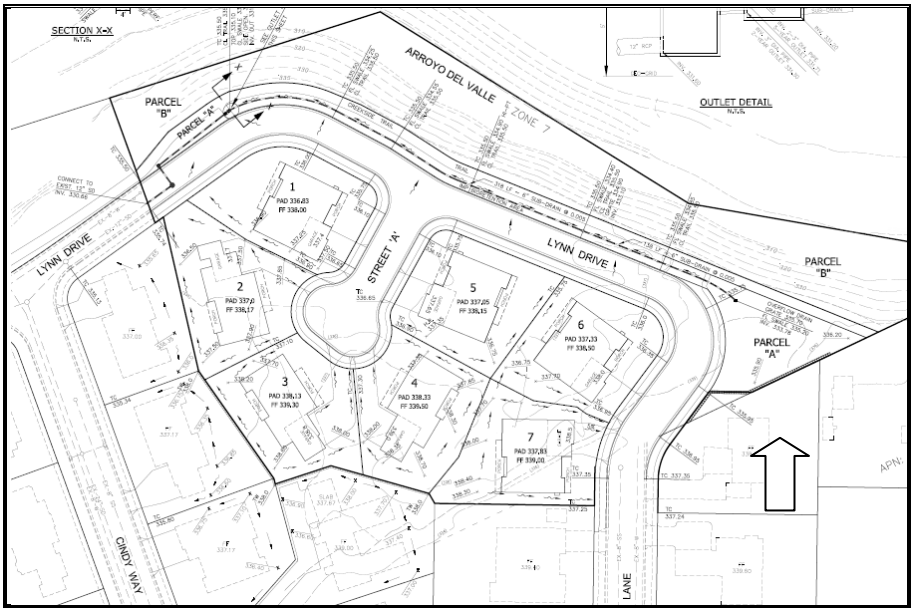
The table below summaries house plan, square footage of the home, building height, and FAR for each lot:

Lot No.	Lot Size (sq.ft.)	House Plan	Living Area (sq.ft.)	Garage Area (sq.ft.)	Building Height	FAR[1] (%)
1	9,905	Plan A-1	2,635	587	23'-9"	26.6
2	10,002	Plan B-1	3,433	682	31'-0"	35.1
3	10,009	Plan B-2	3,433	682	31'-0"	35.1
4	10,009	Plan B-1	3,433	682	31'-0"	35.1
5	10,003	Plan A-2	2,635	587	23'-9"	26.3
6	10,001	Plan A-2	2,635	587	23'-9"	26.3
7	10,010	Plan A-1	2,635	587	23'-9"	26.3

[1] FAR calculation includes the garage area exceeding 600 square feet.

Site Layout and Site Improvements

The proposed development would extend the existing Lynn Drive easterly following the alignment of the Arroyo then turn southerly to connect to the present northern terminus of Calico Lane. The proposed Street "A," a cul-de-sac, would be located at approximately 230 feet from the present east terminus of Lynn Drive. See site layout below:



All streets within the proposed development would be public streets. The project will require infrastructure extensions to serve the site. New curb, gutter, sidewalk and bioswale would be constructed. The proposed street would connect Cindy Way/Lynn Drive and the existing Calico Lane. Street designs would be as follows:

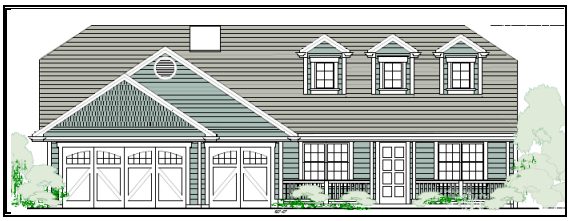
	Lynn Drive (east of the present Terminus)	Calico Lane (north of the present Terminus)	Street "A" (new Cul-de-Sac)
Street width (curb-to-curb)	24'	32'	32'
Bioswale width	12' min. on the north side 6' on the south side	6' each side	6' each side
Trail width	8'	-	--
Sidewalk width	4' on the south side	4' each side	4' each side

Home Design

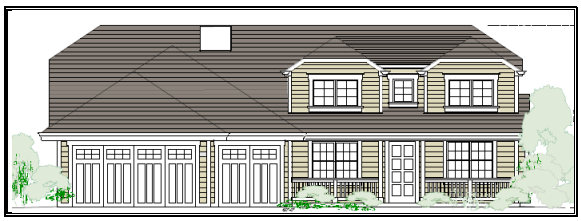
The project proposes two different house plans: Plan A is a single-story home with approximately 2,635 square feet in living area. Plan B is a two-story home with approximately 3,433 square feet of living area. Both Plan A and Plan B have two different exteriors which offer a total of four different elevations for the proposed development. Similar to the existing Roselyn Estates, the proposed homes have been designed with a rural "farm house" character, including individual horizontal wood siding, steeply pitched gable roofs, white single- and double-hung mullioned windows, and front and rear covered porches. Tile roof would be used on all houses with fish-scale siding above the garage of the Plan A-1 homes.

Four different color schemes comprised of earth tones and natural colors are proposed for exterior paint and roof colors, which appropriately compliment the rural tone of the proposed homes.

The Plan A homes would have an appearance of a two-story home. The dormer windows would function as clearstory windows allowing additional light into the house. Four Plan A homes are sited along Lynn Drive and Calico Lane. Three Plan B homes are located at the end of the proposed Street "A". Proposed front elevations for both plans are shown below and on the following page.



Plan A-1 Front Elevation



Plan A-2 Front Elevation

Plan B-1 Front Elevation

Plan B-2 Front Elevation

The house plan of the proposed homes are arranged to maximize street scene diversity. All homes have been sited so that no same plan exterior, nor exterior color scheme, is next to or directly across the street from itself.

Similar to Roselyn Estates, each of the proposed lots is designed with a specific plan as identified on the site plan submitted by the applicant. No flexibility between plans and lots is provided in the proposal. In addition to the design similarity to Roselyn Estates, the homes on Calico Lane and homes constructed by Summerhill Homes have wood siding, dormers, and covered front porches. Thus, the proposed designs are compatible with the design of the homes in the adjacent developments.

Grading and Urban Stormwater Runoff

The subject site is relatively flat; thus minor grading is proposed to prepare for the home foundations. As shown in the preliminary grading plan, the difference between the existing grades and the proposed house pads is less than 18 inches. Additionally, the proposed finished grades for Lots 2, 3, 4, and 7 would generally match the existing grades of the homes located on Cindy Way and Calico Lane; thus, no retaining walls are proposed.

The site improvements are designed to have all storm drainage collected and conveyed through bioswales, a bio-retention area, and underground piping to the existing drainage outlet, constructed with the Roselyn Estates development, within the southern creek bank of the Arroyo Del Valle. The existing drainage outlet was sized to accommodate additional stormwater runoff from the current seven-lot proposal. The site storm drainage is designed to flow first into vegetated swales located throughout the site, prior to drainage into the storm drainage system. In case of heavy rain, the proposed bio-retention area would temporally retain stormwater, and release it to the stormwater system later at a regular flow rate without significantly impacting the stormwater system.

Because of the proposed release into the Arroyo via the existing stormwater system, staff has referred the proposed development to regulatory agencies, i.e. California Department of Fish and Wildlife, Regional Water Quality Control Board, Army Corps of Engineers, and Zone 7. As previously mentioned, other than Regional Water Quality Control Board comments regarding bioswale design and Fish & Wildlife's comments on the

unauthorized dumping into the creek slope bank, no comments from the other agencies have been received. The applicant would need to obtain all necessary permits required by the regulatory agencies prior to grading or the issuance of a building permit. A condition has been added to address this item.

Water, Sewer and Other Utilities

An eight-inch water line and an eight-inch sanitary sewer line are proposed to connect to the existing services at the eastern edge of Lynn Drive and the northern end of Calico Lane. A fire hydrant would be installed within the right-of-way of Street "A" between the proposed Lots 4 and 5. All utilities would be placed underground.

Three street lights are proposed for the development. However, the proposal does not show the location of the existing light poles on Lynn Drive and the second light pole on Calico Lane. In order to determine adequate luminosity, the applicant has been conditioned to show the location of the light poles in the vicinity of the project area and provide a photometric study to determine if additional light pole(s) would be needed. In addition, the light poles in the Roselyn Estates development (Lynn Drive and Cindy Way) have a different style from those that are located on Calico Lane. Staff has added a condition that the style of the light poles match the existing light pole style on Cindy Way.

Arroyo Del Valle Slope Stability

The northerly portion of property lies within the Arroyo Del Valle channel bottom and embankment. The applicant retained Engeo to conduct a hydraulic evaluation and bank erosion analysis of the Arroyo to:

- estimate and velocity and water surface profile of Arroyo Del Valle within the limits of the study reach for various peak hydrologic flow rates; and,
- assess the current condition and estimate the erosion potential of the southerly creek bank of the Arroyo within the limits of the proposed development and validate the structural setback zones recommended in the previous studies, including the property immediately to the east of the subject site.

The Engeo report, dated August 1, 2012, recommends the following:

- 3:1 (horizontal:vertical) line of projection from the toe of the creek bank to the top of the bank plus an additional horizontal distance of 15 feet for habitable structures.
- 2.5:1 (horizontal:vertical) line of projection from the toe of the creek bank to the top of the bank for non-habitable improvements, including the proposed Lynn Drive if no reinforcement is used.
- 2:1 (horizontal:vertical) line of projection from the toe of the creek bank to the top of the bank for non-habitable improvements, including the pro-

posed roadway fronting the Arroyo Del Valle Creek with geogrid reinforcement.

Instead of proposing a 2.5:1 line of projection from the toe of the creek bank, the applicant proposes using geogrid to reinforce the areas between the 3:1 and 2:1 lines of projection from the toe of the creek bank to the top of the bank underneath the public right-of-way. The City Engineer has reviewed the geogrid solution, and required peer review of the proposed geogrid design by a City consulting geotechnical engineer. The City Engineer also required the geogrid to be located below the public utilities and to not interfere with public utilities. A condition of approval has been added to address this item.

Due to the unauthorized dumping of concrete into the Arroyo, as previously described, at the City's request, an updated slope stability study was prepared by Engeo and it was peer reviewed by Kropp & Associates.

Kropp & Associates reviewed the documents prepared by Engeo, investigated the project site, and evaluated whether the static slope stability analysis of the arroyo bank conformed to generally accepted principles and practices. Kropp & Associates concluded that the proposed development conforms to generally accepted geotechnical engineering principles and practices. Specifically, Kropp & Associates concluded and recommended:

- the entire bio-retention facility will be underlain by a geomembrane to limit the entry of collected water into the top of the bank area;
- the project civil engineer should design the bio-retention area with sufficient volume so that overflow outside the area does not occur;
- the static slope stability analysis performed by Engeo appears reasonable and appears to utilize appropriate topographic conditions, soil parameters, and ground levels;
- the inclusion of geogrid in the locations proposed is a reasonable response to the conditions present and the proposed construction from a geotechnical standpoint; and,
- the clean-up work performed at the top of the bank and subsequently repaired does not appear to have significantly disturbed the slope.

Copies of Engeo's and Kropp's documents are attached as Exhibit B.

<u>Arborist Report and Landscape Design</u>

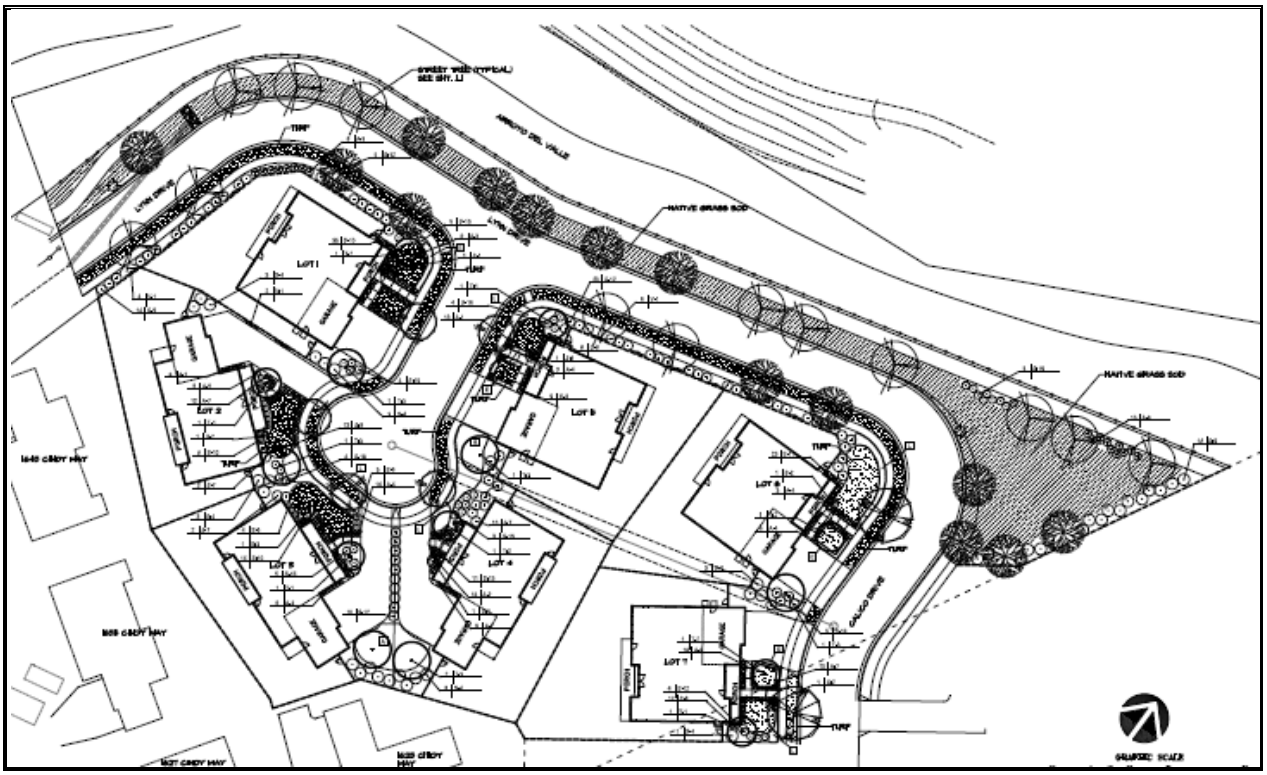
An arborist report was prepared by HortScience. It surveyed 52 trees on the project site; 30 trees are located within the proposed development area, and 22 trees are located outside the proposed development area along the Arroyo. The arborist report recommends the preservation of all trees that are located outside the development area but the removal of 27 of the 30 trees that are located within the project site due to pro

ject impacts. Among the 27 trees that are recommended to be removed, 22 are heritage-sized trees. The following table lists the reasons and health conditions of the trees that are recommended to be removed.

Tree No.	Species	Heritage Tree	Health Condition	Reason for Removal
9	English walnut	Yes	poor	Located within Lot 7 grading
10	English walnut	Yes	Moderate	Located within Lot 6 footprint
11	English walnut	No	Poor	Located within Lot 5 grading
12	Purple leaf plum	No	Moderate	Located within road
13	English walnut	Yes	Poor	Located within Lot 5 footprint
14	English walnut	Yes	Poor	Located within Lot 5 footprint
15	Calif. Black walnut	Yes	Poor	Located within road
16	English walnut	Yes	Poor	Located within sidewalk
17	English walnut	Yes	Poor	Located within road
18	English walnut	Yes	Poor	Located within road
19	English walnut	No	Poor	Located within sidewalk
20	English walnut	Yes	Poor	Located within Lot 1 drive
23	English walnut	Yes	Poor	Located within Lot 1 footprint
24	English walnut	Yes	Poor	Located within Lot 1 footprint
25	Calif. Black walnut	Yes	Moderate	Located within sidewalk
26	English walnut	Yes	Poor	Located within road
27	Calif. Black walnut	Yes	Poor	Located within road
28	Calif. Black walnut	Yes	Poor	Located within road
29	English walnut	Yes	Poor	Located within Lot 1 grading
30	English walnut	Yes	Poor	Located within Lot 1 grading
31	English walnut	Yes	Poor	Located within Lot 2 drive
32	English walnut	Yes	Poor	Located within Lot 2 footprint
33	English walnut	Yes	Poor	Located within Lot 2 grading
34	Calif. Black walnut	Yes	Poor	Impacted by road and storm drain
35	Monterey pine	Yes	Poor	Located within road
61	Privet	No	Moderate	Located within Lot 5
63	Raywood ash	No	Poor	Located within Lot 2 footprint

The City Landscape Architect reviewed the arborist's report and found that it is well prepared. The City Landscape Architect recommends that tree protection measures identified in the report be incorporated in the plan review set submitted for building permits and be followed throughout the construction. A condition is added to address this item.

To mitigate the loss of existing trees, the proposed landscape plan shows a total of 34, 24-inch box sized street trees consisting of four species: flowering plum (5), coastal live oak (14), valley oak (13), and Bradford pear (2). The proposed landscape plan also includes a variety of large- and medium-sized shrubs, spreading shrubs, accent shrubs, and groundcovers. The proposed plant species require low water usage with a few of medium water use.



Proposed Landscape Plan

In the past, the Planning Commission and/or City Council have attempted to discourage tree loss in developments by adding an extra requirement to contribute the value of the removed trees to the City's Urban Forestry Fund. The Urban Forestry Fund is used to plant new trees in the City as well as conservation, promotion, and public education in regard to Pleasanton's street trees, park trees, and trees on private property. Staff normally tries to mitigate tree removal by requiring additional trees be planted on the site beyond what is normally required in production home developments (i.e., street trees and other trees installed in the front yards). In some developments, tree mitigation is required at a 6:1 ratio for each tree removed with a certain percentage of those trees being box-sized. In this case, the proposed development would remove 27 trees including 22 heritage sized trees, valued at $38,900, and replace them with 34 trees.

The proposed landscape plan does not include any additional trees beyond what is typically required for a residential development. There is little room on each lot for additional tree planting as the proposed development has maximized the use of the site. Staff has included a condition which requires the applicant to mitigate the heritage tree removal by making a payment to the Urban Forestry Fund. The payment amount would be based on the appraised value of the heritage sized trees ($38,900). Also, should the applicant increase the size of some or all of the 34 trees that are presently shown on the landscape plan, staff would support reducing the payment to the Urban Forestry Fund proportionately.

Fencing

Two types of fencing are proposed: open wire fencing and solid privacy fencing. All fencing is six feet in height. The open wire fencing would be located along the top of creek bank to prevent access to the creek area and also to provide views of the Arroyo. The proposed open wire fencing would match the existing open wire fencing at Roselyn Estates.

The solid privacy fencing consists of two styles: solid wood fence and solid wood fence with lattice on top. The solid wood fence would be located on the side and rear property lines of the lots; the solid wood fence with lattice on top would be located between the house/garage and the side property line fence providing a more aesthetic appearance.

In addition to the proposed fencing, the existing fencing located on the north property lines of 5541 and 5550 Calico Lane would be adjusted as a result of the proposed lot line adjustment applications. Staff has added a condition requiring the applicant relocate the affected fences located at 5541 and 5550 Calico Lane.

Circulation and Traffic

The City's Traffic Engineering Division reviewed the proposed development and found that the street design conforms to the City's requirements for residential development and that the anticipated traffic volume generated from the proposed seven single-family residential homes can be accommodated by the existing roadways. A condition requires the project developer to pay the required regional and local traffic fees.

Green Building

The Pleasanton Municipal Code requires single-family residential homes that are 2,000 square feet or more in size achieve a "green home" rating on the single-family green building rating system. The Green Points rating system establishes a minimum of 50 points for a home to be determined to be a "green home" with a minimum of 30 points in Energy, a minimum of five points in Indoor Air Quality/Health, a minimum of six points in Resources, and a minimum of nine points in Water. The GreenPoint rated Checklist submitted by the applicant shows a total of 58 points with 36 points in Energy, six points in Indoor Air Quality/Health, six points in Resources, one point in community, and nine points in Water, exceeding the minimum requirements. A copy of the GreenPoint Rated Checklist is included in Exhibit B.

Although the proposed 58 total green points meet the requirements of the Green Building Ordinance, they are on the lower end compared to other recently approved single-family home projects. Staff has brought it to the applicant's attention and has added a condition requiring additional green points.

Homeowners Association and CC&Rs

As proposed, the seven-lot Roselyn Estates II would join the Homeowners Association of Roselyn Estates and the current Roselyn Estates CC&Rs would be amended to include the seven new lots. By joining the existing HOA, the proposed development would be allowed to tie into the existing stormwater outfall system instead of constructing its own.

The Roselyn Estates HOA stated support of the proposed development. However, if the proposed development is not accepted by the Roselyn Estates HOA to become part of the existing Roselyn Estates HOA, a separate homeowners association would need to be established. In addition, the proposed development would not have the permission to connect to the existing stormwater outfall system. A separate outfall system would need to be constructed for this development and be subject to the review and approval of all regulatory agencies. Staff has added conditions to addresses these items.

PUBLIC COMMENT

Notices of the Planning Commission's public hearing on this item were sent to the property owners located within 1,000-feet of the subject property. Roselyn Estates HOA and Nolan Farms Maintenance Associated submitted letters stating thier support of the proposed development. Ms. Joann Lombardi, 5577 Corte Del Cajon, reviewed the proposal and commented that the proposed single-story homes have a two-story home appearance and appear to be too tall for the corner locations. Mr. Christopher Koopmans, 1643 Cindy Way, emailed staff stating his support of the proposed development.

At the time this report was prepared, no other comments from the public were received.

PUD DEVELOPMENT PLAN FINDINGS

The Pleasanton Municipal Code sets forth the purposes of the Planned Unit Development (PUD) District and the considerations to be addressed in reviewing a PUD development plan proposal. The Planning Commission must make the following findings that the proposed PUD development plan conforms to the purposes of the PUD District, before making its recommendation.

1. **Whether the proposed development plan is in the best interests of the public health, safety, and general welfare:**

   The proposed project, as conditioned, meets all applicable City standards concerning public health, safety, and welfare, e.g. vehicle access, geologic hazards (not within a special study zone), and flood hazards. The proposed development is designed to be compatible with the adjacent land uses, as well as the General Plan

designation for this site and all other relevant policies and programs. The project has been planned to allow the proposed development to connect to the existing infrastructure. Adequate storm drain, sanitary sewer, and water service utilities are present near the development and are sufficient to serve the new buildings. Public street access is provided to all structures for police, fire, and other emergency response vehicles. The buildings are designed to meet the requirements of the Building Code and other applicable City codes. The applicant would install public landscaping with street trees, along the public trail and along the south side of Arroyo Del Valle. As conditioned, staff feels that the design of the homes compliments the neighborhood. Furthermore, minimum grading would be performed on the subject site. Therefore, staff recommends that this finding be made.

2. Whether the proposed development plan is consistent with the Pleasanton General Plan :

The General Plan land use designation of Medium Density Residential allows a density range of two to eight dwelling units per gross developable acre. The proposed project yields a density of 2.5 dwelling units per gross developable acre, consistent with the General Plan. The lot sizes are consistent with the large lot precedent established by the prior subdivisions near this project site.

The proposed development has been found to be consistent with the General Plan policies including development outside 100-year flood zone areas, development on stable soils, construction (future) of housing stock, development which respects existing residential neighborhoods, development which does not create traffic impacts beyond acceptable standards, and densities consistent with surrounding properties. Based on the analysis contained within this staff report, staff believes that, as conditioned, the subject development is consistent with the General Plan. Therefore, staff recommends that this finding be made.

3. Whether the proposed development plan is compatible with the previously developed properties in the vicinity and the natural, topographic features of the site.

The project site is an infill property surrounded by a variety of existing residential developments. The proposed development plan incorporates numerous provisions, such as maximum building heights, minimum setbacks, maximum floor area, etc., to integrate the design of the planned buildings on the lots with the adjacent single-family homes.

As proposed, minimum grading would be performed, and as the result, the proposed building pads would be at a similar elevation as the existing grades. In addition, the proposed development is proposed in conformance with the current stormwater runoff requirements (C3). Staff believes that through the proposed

conditions, grading and drainage issues would be adequately addressed. Therefore, staff recommends that this finding be made.

4. **Whether grading in conjunction with the proposed development plan takes into account environmental characteristics and is designed in keeping with the best engineering practices to avoid erosion, slides, or flooding, and to have as minimal an effect upon the environment as possible.**

   The subject site is flat and has a general slope of 0.5%, therefore, as conditioned, staff feels that the minimal grading required is designed in keeping with the best engineering practices and would not have an impact on the environment. Storm water runoff would be directed into bio-swales then the proposed bio-retention area before entering the Arroyo. Therefore, staff recommends that this finding be made.

5. **Whether streets, buildings, and other manmade structures have been designed and located in such manner to complement the natural terrain and landscape:**

   The project site is in a developed area of the City. The proposed homes will be compatible in size and scale with the existing homes in the neighborhood. The arborist report prepared for the proposed development surveyed a total of 52 trees and recommends the removal of 27 trees. The proposed landscape plan includes the planting of 34 trees. Staff has included a condition which requires the applicant to mitigate the heritage tree removal by making a payment to the Urban Forestry Fund, based on the appraised value of the heritage-sized trees. Also, should the applicant increase the size of some or all of the 34 trees that are presently shown on the landscape plan, staff would support proportionately reducing payment to the Urban Forestry Fund. Therefore, staff recommends that this finding be made.

6. **Whether adequate public safety measures have been incorporated into the design of the proposed development plan:**

   Through the proposed conditions of approval, staff believes that all public safety measures would be addressed. The subject property is not located in an Alquist-Priolo Special study zone. The proposed drainage improvements are adequate to handle on-site stormwater runoff. All construction would be designed to meet the requirements of applicable Building, Fire, and other City codes. Therefore, staff recommends that this finding be made.

7. **Whether the proposed development plan conforms to the purposes of the PUD District:**

   The proposed PUD development plan conforms to the purposes of the PUD district. One of these purposes is to ensure that the desires of the developer and

the community are understood prior to the commencement of construction. Staff believes that the proposed project implements the purposes of the PUD ordinance in this case by providing a medium-density project consistent with the General Plan and Municipal Code. Therefore, staff recommends that this finding be made as conditioned.

ENVIRONMENTAL ASSESSMENT

A Negative Declaration was prepared in conjunction with the rezoning of the property in 2011. The Negative Declaration analyzed the proposed seven-lot development as a future development of the site. The Negative Declaration states that a separate Negative Declaration would be prepared if significant changes have occurred.

The project site and its surrounding remain as they were until the unauthorized dumping into the creek bank occurred in November 2012. The State's Dept. of Fish and Wildlife reviewed the incident and determined that the impacts resulting from the dumping was insignificant.

CONCLUSION

Staff believes that the proposed project would be similar to the existing Roslyn Estates development located to the immediate west of the subject site. The proposed project is designed in a manner that is compatible with surrounding properties. Staff, therefore, believes that the proposed development merits a favorable recommendation from the Planning Commission.

STAFF RECOMMENDATION

Staff recommends the Planning Commission forward Case PUD-93 to the City Council with a recommendation of approval by taking the following actions:

1. Find that the proposed PUD Development is consistent with the Negative Declaration previously prepared for the rezoning of the subject site (PRZ-59) and that none of the conditions in CEQA Guidelines Section 15162 calling for preparation of a subsequent negative declaration have occurred;
2. Find that the proposed PUD Development Plan is consistent with the General Plan and the purposes of the PUD Ordinance;
3. Make the appropriate PUD development plan findings as stated in the staff report; and
4. Adopt a resolution recommending approval of Case PUD-94 subject to the Draft Conditions of Approval listed in Exhibit A.

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