EXHIBIT D

THE CITY OF PLEASANTON

Planning Commission Staff Report

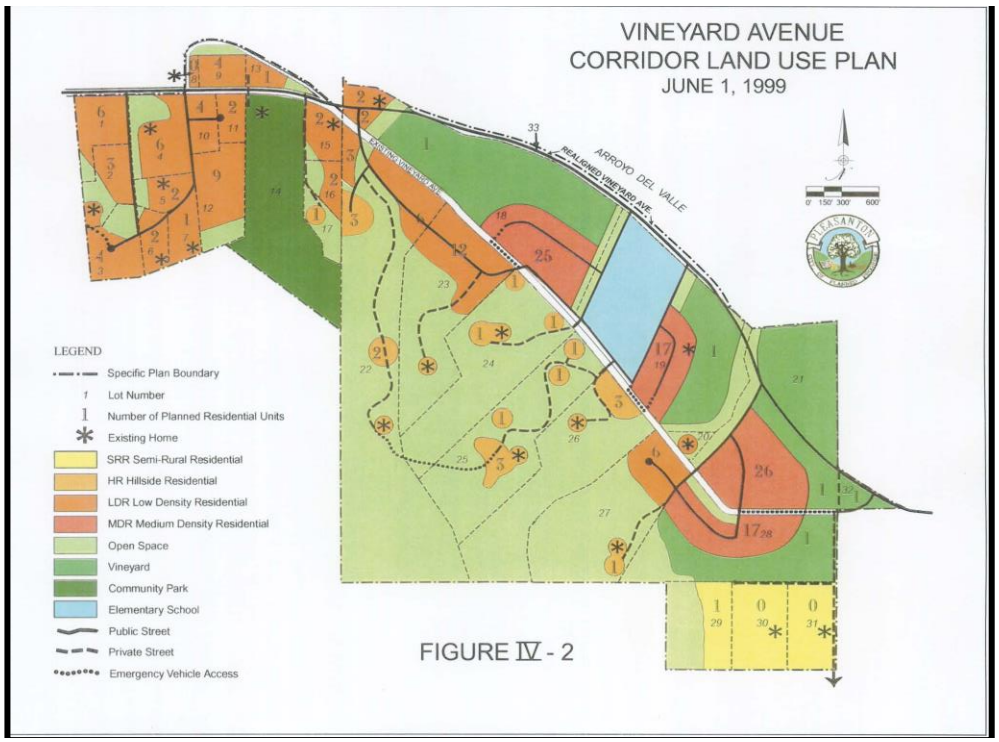
July 24, 2013
Item 6.a.

SUBJECT:	**Work Session for PUD-84**
APPLICANTS/ PROPERTY OWNERS:	Frank and Barbara Berlogar
PURPOSE:	Work session to review and provide comments on an application for planned unit development (PUD) development plan approval to subdivide an approximately 37.4-acre site with up to four lots, consisting of three new single-family lots for custom homes and one lot with the existing residence.
LOCATION:	88 Silver Oaks Court
GENERAL PLAN:	Residential – Low Density (less than 2 dwelling units per gross acres) and Open Space – Public Health and Safety
SPECIFIC PLAN:	Vineyard Avenue Corridor Specific Plan
ZONING:	PUD-HR/OS (Planned Unit Development – Hillside Residential/Open Space) District.
EXHIBITS:	A. Discussion Points B. Proposed Site Plan, Preliminary Grading Plan, Design Guidelines, and Photosimulations C. Tree Assessment Report D. Memo to Planning Commission Dated October 3, 2005 E. Site Layouts: Proposed vs Alternatives F. Ordinance 1832, Approving PUD-5 G. Vineyard Avenue Specific Plan Land Use Plan H. Letter from Silver Oaks Estates HOA and Emails from Gevan Reeves I. Project Location/Notification Maps

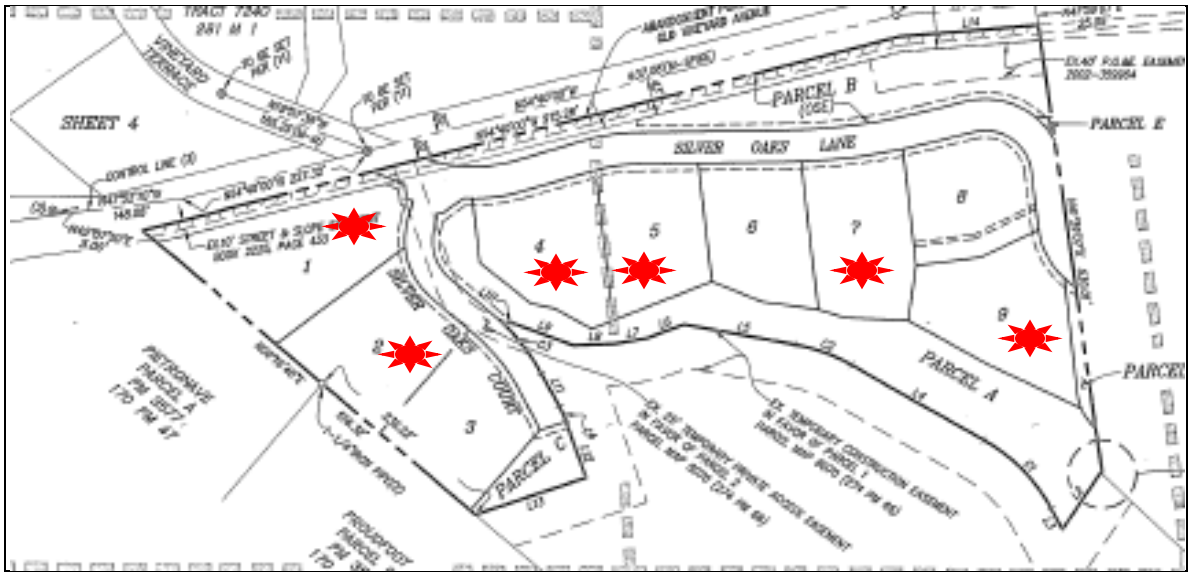
BACKGROUND

The Vineyard Avenue Corridor Specific Plan (VACSP) and Planned Unit Development (PUD) rezoning for a 384-acre area in southeast Pleasanton were adopted by the City Council in June 1999. The VACSP Financing Program was subsequently adopted in March 2000. Over the past decade, individual projects within the Specific Plan have been approved, consistent with the provisions of the Specific Plan.

Frank and Barbara Berlogar are the owners of Lot 22 in Subarea 3 of the Vineyard Avenue Corridor Specific Plan (VACSP). The original lot was approximately 50.13 acres in size and was occupied by an existing single family home, a trailer home, and several accessory buildings. It has three land use designations: PUD- Low Density Residential (LDR), PUD-Hillside Residential (HR), and PUD-Open Space (OS). The VACSP allotted a total of 15 new residential units to be located on Lot 22 in addition to the existing home: nine new dwellings located in the PUD-LDR area, and five new dwellings in two PUD-HR areas. The allocated HR areas were located in two separate areas of the site: the northern HR area is allocated for three homes, and the southern HR area is allowed for two new homes. The VACSP also allowed the construction of a second unit to replace the existing trailer home. Please see the Vineyard Avenue Corridor Land Use Plan below and as Exhibit H.



In June 2001, the City Council approved PUD-05 (Ordinance 1832). It allowed the construction of 9 single family homes on Lot 22 of VACSP (Berlogar site). In September 2006, the City Council approved Vesting Tentative Map 7399 to allow the creation of nine new lots. To date, six of the nine homes have been constructed on the streets now known as Silver Oaks Lane and Silver Oaks Court.



= home constructed

Frank and Barbara Berlogar have submitted a PUD development plan application for two new residential lots in the northern HR area where three new lots are allocated by the Specific Plan.

SITE DESCRIPTION

The subject property is located on the south side of Old Vineyard Avenue, now Vineyard Avenue Trail. It contains the Berlogar's residence, a caretaker's residence (second unit), a barn/workshop building, and a hay barn. The site is characterized by a steeply incised northerly-flowing creek running through the center of the long, narrow lot. A single driveway gives access to the Berlogar residence. The site has been used for cattle grazing and horseback stabling/riding. There is also a small vineyard. The intermittent creek's habitat has been compromised by many years of intensive cattle grazing, and its lower end has been filled. Steeper areas contain blue oak woodland habitat. The elevations of the subject site range from 423 feet at the northern corner of the site near Old Vineyard Avenue to 695 feet at the top of the ridge near the southern property line. The Berlogar residence is served by its private well and a septic tank/leachfield system. Please see the aerial of the subject site below.

The property is bordered on the east and north by single family residential properties, on the west by single family residential properties and the old Pleasanton Garbage Service landfill, and the south by the Lin property with a PUD-RDR/OS (Planned Unit Development – Rural Density Residential/Open Space) land use designation.

PROJECT DESCRIPTION

The proposed project would be located on the northern portion of the site, in one of the Hillside Residential (HR) areas where three new home sites are allotted by the VACSP. The applicants believe that a two-lot proposal would be most suitable for the area considering its hillside setting, and as such, proposed a PUD to create two new home lots instead three new home lots. Custom homes would be constructed on both lots. The proposed project is summarized below:

- Lot Sizes: Lot 1 (new) – 1.2 acres
  Lot 2 (new) – 1.9 acres
  Lot 3 (remainder/existing home lot) – 34.3 acres

- Building Envelopes – Building envelopes have been created for the proposed new lots, Lot 1 and Lot 2. All structures (i.e., the main dwelling and all accessory structures, including "agricultural" accessory structures) would be required to be located within the envelopes. The building envelope for Lot 1 is approximately 21,202 square feet, and the building envelope for Lot 2 is approximately 22,725 square feet. The proposed building pads would at a minimum of 30 feet from the edge of the road and property lines.

- Architectural design guidelines and site development standards have been created for the custom homes. The building pads would be created by a cut-fill pattern. A copy of the proposed design guidelines is attached as Exhibit B.

- Access to the proposed lots would be from a 16-foot wide private roadway at the end of the existing Silver Oaks Court. This private roadway would then continue southerly and meander between the tree driplines providing access to both lots. This private roadway would terminate on Lot 2 with a hammerhead design as it would also serve as an emergency vehicle access road. Sixteen feet of the roadway would be paved. The existing slopes on both sides of the roadway would re-graded; as a result, a four- to nine-foot high retaining wall would be constructed on portions of the east side of the road and a four-foot high retaining wall would be constructed portions of the west side of the road. The slope of the road varies from 3.1% to 15%. It should be noted that the VACSP shows the connection from Silver Oaks Court as a local street with a width of 32 feet. In order to preserve trees and minimize grading, staff is willing to support a narrower private street.

- An arborist report was submitted assessing the existing trees on the subject site. The report surveyed a total of 25 trees near the proposed development area. None of the trees would be removed. The report is attached as Exhibit B.

- Visual Analysis/Photosimulations of potential prototypical future homes were prepared by Gorney & Associates. Photos were taken from various locations, both near and far from the proposed home sites. The photosimulations are included in Exhibit B.

Silver Oaks Estates Homeowners Association (HOA) Concerns

On October 5, 2012, staff was contacted by Mr. Gevan Reeves, owner of 2438 Silver Oaks Lane) inquiring about the proposed project. After review the proposed two-lot proposal, Mr. Reeves expressed concerns and asked questions related to:

- the location of the proposed two new residential lots;
- access road location and screening;
- the southern hillside residential area shown on the specific plan's land use plan;
- the orientation of the proposed homes.

In respond to Mr. Reeves's concerns, staff met with Mr. Reeves and other residents on Silver Oaks Lane several times, explaining the specific plan land use plan, and the proposed development. On March 5, 2013, the Silver Oaks Estate Homeowners Association (HOA) wrote to staff expressing the following:

- The proposed development would intrude upon the existing homeowners privacy by placing homes in areas that would overlook existing residences;
- The proposed development would have disruptive visual and noise impacts related to cars on the private street; and,
- The proposed development would not conform to the mitigated Vineyard Corridor Specific Plan and related Environmental Impact Report as homes are not entirely within the designated development areas.

Upon receipt of the HOA letter, staff met with the HOA representatives (Gevan Reeves and Alex Winn) and the applicant (Frank Berlogar). At the meeting, concern was raised by the HOA that the proposed site layout does not conform to the VACSP Land Use Plan as the home sites are not completely within the designated Hillside Residential development areas shown on the Land Use Plan. At staff's request, Mr. Berlogar prepared three site alternatives to address the privacy, visual, and environmental concerns. Please refer to "Site Alternatives" section of the staff report for a detailed discussion of the alternatives.

Following the meeting, Mr. Reeves emailed staff reiterating the concern expressed by the HOA concerning whether the proposed development is in conformance with the specific plan's EIR and asking if story poles could be set up on the proposed development site to demonstrate the location and massing of the structures.

Please refer to Exhibit H for letter from HOA and emails from Gevan Reeves.

CONSIDERATIONS FOR THE WORK SESSION

Staff seeks Planning Commission's direction and comments on the proposed development. The items listed below are those on which staff would find the Commission' input most helpful. The Commission may also comment and direct staff/applicants on areas that are not included in the list.

Site Plan

The Vineyard Avenue Corridor Specific Plan (VACSP) states the following that would apply to the proposed development:

Physical Planning Concept (page 17)

- Residential development in Subarea 3 is to be sited so as to preserve significant natural features such as major ridgelines and hilltop areas, woodland, and riparian corridors. Development generally consists of clusters of custom homes designed to reflect the rural character and natural features of the hilly terrain. The large majority of land within this area is to be preserved as permanent open space.

Hillside Residential District (page19)

- The Hillside Residential (HR) district provides for 19 new homes on 40,000-square foot minimum-sized lots. Development areas are located in the hilly portions of Subareas 1 and 3. The intent of this designation is to allow for a clustering of homes in well-defined areas of the hills in order to preserve significant natural features such as ridgelines, hilltops, oak woodland, creeks, and steep slopes. Open space land surrounding the HR district is to be permanently preserved.

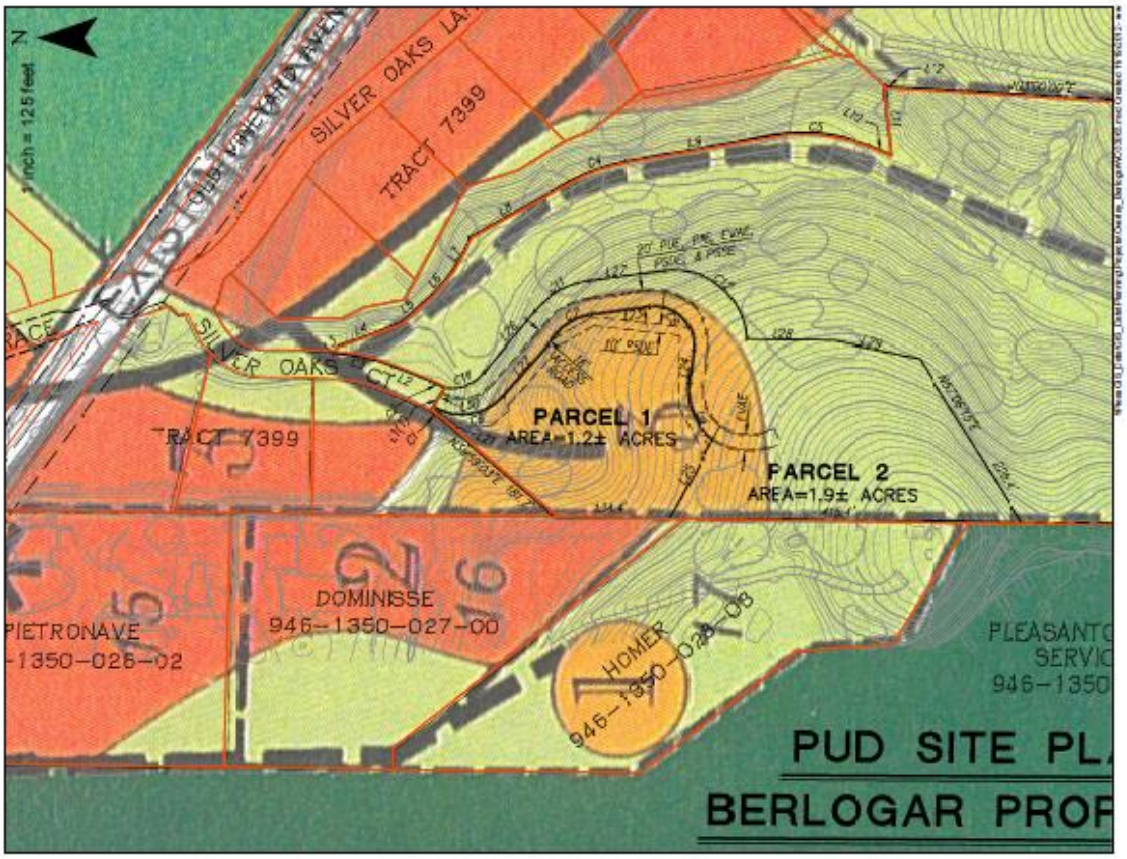
Open Space District (page 22)

- The Open Space (OS) district is generally intended to preserve the natural features of the hillside areas south of the existing Vineyard Avenue. Owners of these lots may retain their existing agricultural uses. No homes are permitted within the OS area; however, fencing and agricultural structures are allowed.

Residential Development Standards (page 25):

- In HR areas, all home sites must be located within the designated development areas as generally depicted on the land use plan (see Figure IV-2). Lot lines may extend into land designated as Open Space, but primary residential buildings and residential accessory structures may only be sited within the designated development areas.

The VACSP allows three new residential home sites in the northern portion of the site. Instead of three new residential lots, the applicants propose two new lots. Please see the diagram below showing the proposed two new lots superimposed onto the VACSP land use plan.



Hillside Residential Land Use in mustard color and Proposed Residential Lots

As shown in the exhibit above, the proposed Lot 1 and a portion of the proposed Lot 2 would be located within the "mustard colored" area as identified in the VACSP Land Use Plan for hillside residential development.

The VACSP indicates that all hillside home sites must be located within the designated development areas as generally depicted (underline added) on the land use plan, the "mustard colored blob" as it was referred to. Staff notes that the land use plans are not usually meant to be precise, but can be flexible.

Prior to the proposed hillside residential development, there were two hillside residential developments in the VACSP on Lot 25 (PUD-54/Reznick) and Lot 27 (PUD-32/Sarich). During PUD development plan reviews of these projects, much discussion occurred concerning the "blob" locations vs the proposed home sites. As a result, staff prepared a memo the Planning Commission addressing hillside development issues including the "blobs".

The memo is attached as Exhibit F, and an excerpt of the memo referring to the development area as "blobs" or "dots" stated:

> The dots show the number of planned residential units with an asterisk for an existing home. Where more than one unit is planned, the dots take on an irregular shape presumably signifying the general location for the units. These "dots" or "blobs," as the case may be, do not appear to be randomly placed. However, Figure IV-2 does not have the precision of topographic contours or other descriptive features that would specify an exact location. Again, as noted on page 23 of the Specific Plan, there was some flexibility built into the Specific Plan to allow specific site development standards to be looked at through the City's PUD process and varied "for unusual site conditions as long as any new standards are consistent with the intent of the Specific Plan."

In response to staff's questions whether the Specific Plan requires the proposed home to be built precisely on the "blob" shown on the land use plan or whether there was flexibility with respect to interpretation of the Specific Plan, there was consensus among the Commissioners that there could be flexibility considered in the siting of the future lots and that the proposed home did not need to be located precisely on the "blob" shown on the land use plan. In reviewing the previous PUD developments, the general consensus that the location of the lots was consistent with the intent of the VACSP, and was no direction was provided to amend the VACSP. The City Council concurred with the Commission's discussion. To that end, the Sarich and Reznick developments both stray from the location of the illustrative "blobs."

The VACSP requires hillside residential lots to have a minimum lot size of 40,000 square feet. The subject "blob" area is approximately 78,000 square feet in size, which would not accommodate three, 40,000-square-foot lots. However, this 78,000-square-foot hillside residential area would accommodate three home sites or building envelopes. If the homes were located in this "blob" area, these homes would need to be located closer to the southeastern portion of the "blob" where grades are more gentle than the north portion of the

"blob" and so that existing heritage-sized oaks could be preserved. If the homes were to be located in the southeastern portion of the "blob", split level design may not be an option; therefore, homes would have a full two-story height. Staff does not believe it is a better solution as these homes may have more visual and privacy impacts to the residents on Silver Oaks Lane than the current proposal. Staff finds that the proposed development meets the Specific Plan's physical planning concept of designing home sites to reflect the rural character and natural features of the hilly terrain.

The Silver Oaks Estates HOA stated in its letter that locating lots/homes outside the "blob" area would not conform to the VACSP or the specific plan's Environmental Impact Report. If the proposed lots/homes are located entirely within the "blob" area such as the lot layout shown in one of the site alternatives (discussion later in the report), heritage-sized trees would be removed, significant grading would be required, and tall retaining walls would be constructed.

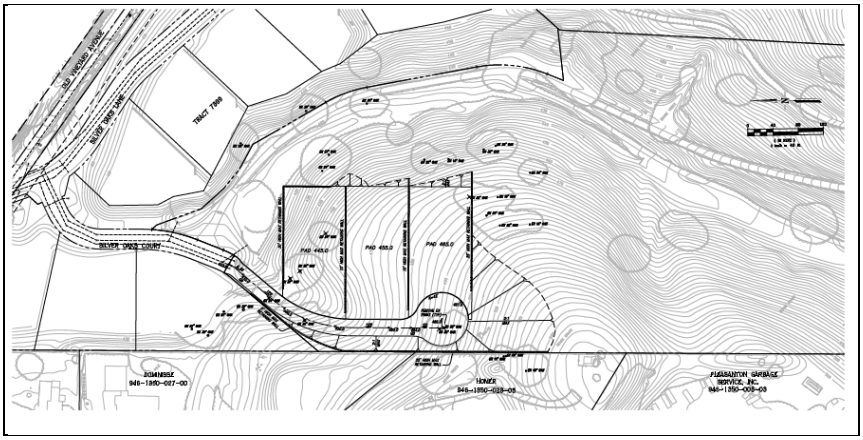
Staff believes that the proposed development plan conforms to the intent of the Specific Plan. Staff notes that land use plans are generally considered conceptual, thereby providing flexibility for the development of actual projects. Staff believes the "blob" or "dot" is conceptual and is not intended to be specific at the time these plans were made. For the seven custom home sites in the nearby site (PUD-54) on Lot 25 of the VACSP, the Commission and Council allowed some of the hillside residential home sites to be located outside the area shown on the Land Use Plan without a Specific Plan Amendment. Likewise, staff believes that the proposed lots could be located within the general vicinity of the location shown on the land use plan without a Specific Plan Amendment.

Site Alternatives

At staff's request, the applicant prepared three alternatives that address issues related to the location of the building pads within the designated development area and locating the road in an area less visible to the Silver Oaks Lane neighbors. All the alternatives show the road located on the west side of the property, away from the residential lots on Silver Oaks Lane. One of the alternatives shows three new lots; two show two new lots.

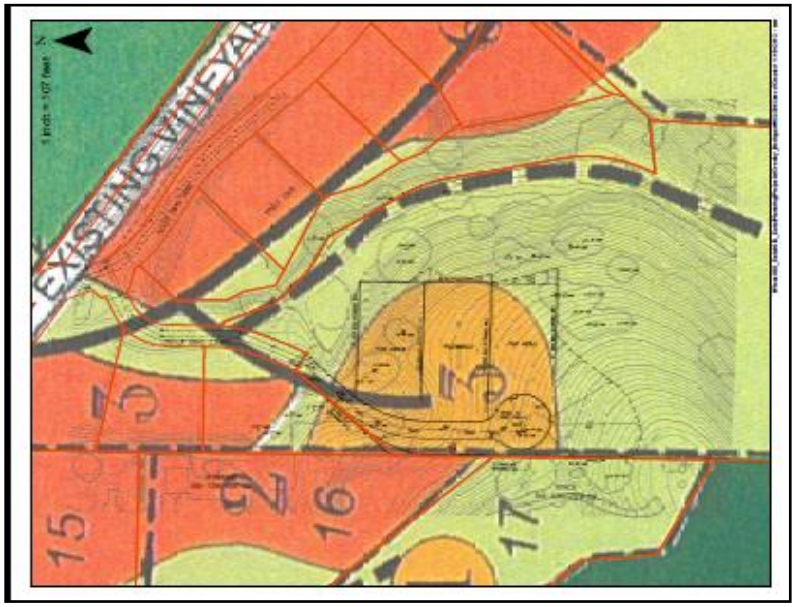
(Please see following pages for alternatives.)

Alternative No. 1 – Three New Residential Lots

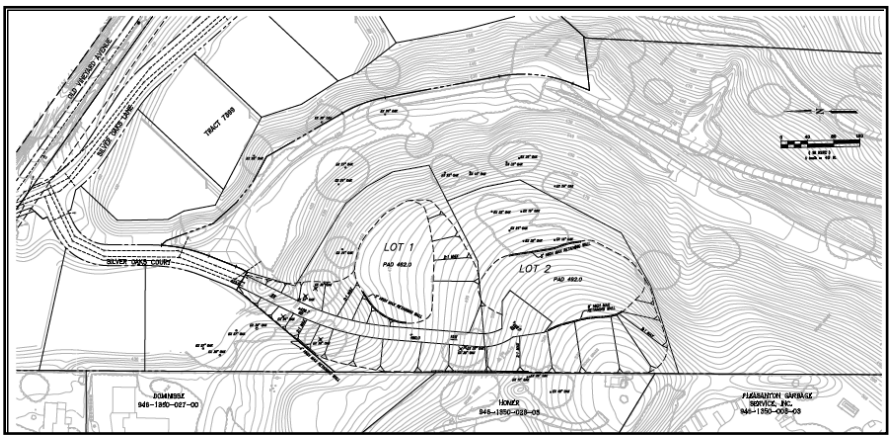


This alternative includes the following elements:

- Except for a small portion of Lot 1 and Lot 3, this three-lot site alternative fits inside the Hillside Residential area as depicted in the Specific Plan's Land Use Plan;
- The slope of the road varies from 6% to 19%;
- An eight-foot high retaining wall is needed along the west side of the proposed road;
- Retaining walls varying between 10- to 25-foot in height are located between the residential lots;
- Eight heritage-sized oak trees would need to be removed;
- Pad elevations for the three new lots are: Lot 1 at 445'; Lot 2 at 455'; Lot 3 at 465';
- Lot sizes of the three new lots are: Lot 1- approx. 19,795 sq.ft.; Lot 2 – approx. 21,025 sq.ft., Lot 3 – approx. 18,117 sq.ft.
- The total area of disturbed slope is approx. 98,843 sq.ft.

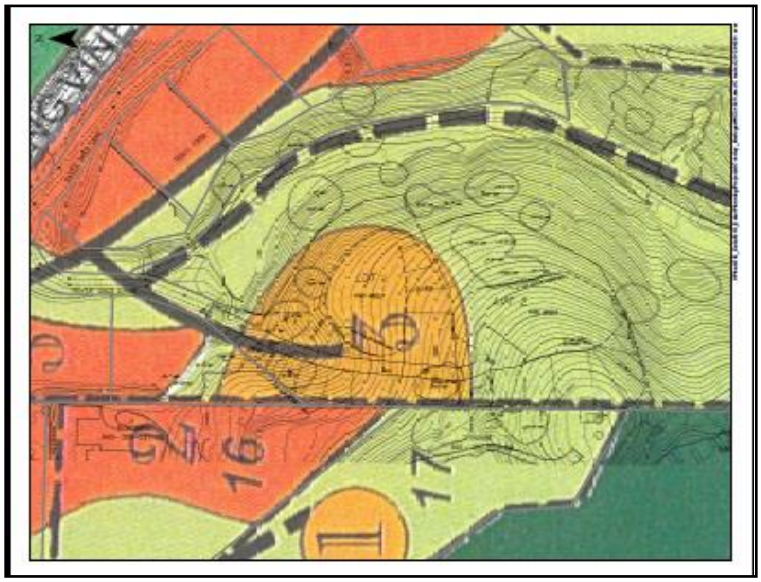


Alternative No. 2: Two New Residential Lots

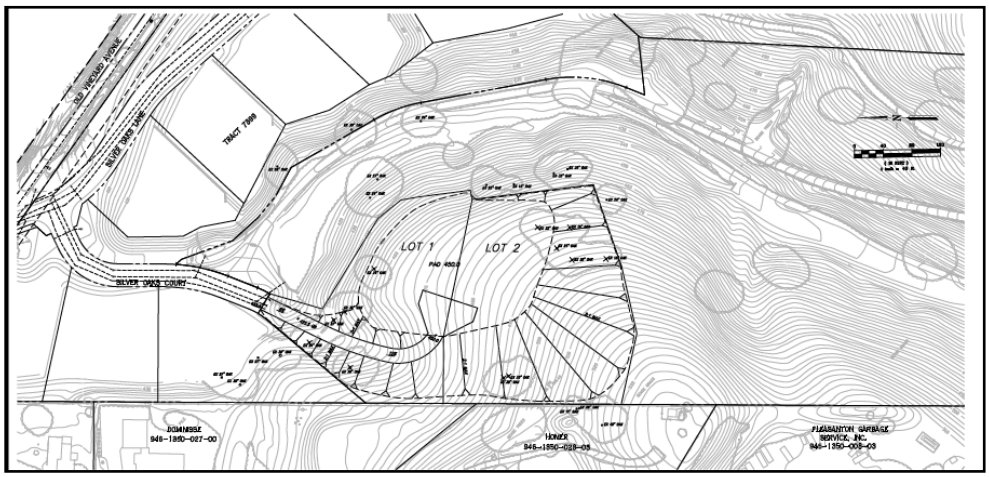


This alternative includes the following elements:

- Two new residential lots with most of Lot 2 outside the Hillside Residential area as depicted in the Specific Plan's Land Use Plan;
- The lope of the road varies from 6% to 12%;
- A four-foot high retaining wall is needed along the west side of the proposed road;
- A two-foot high retaining wall is needed on Lot 1;
- Two retaining walls, 5 and 6 feet in height, are needed on Lot 2;
- Six heritage-sized oak trees would need to be removed;
- Pad elevations for the two new lots are: Lot 1 at 462'; Lot 2 at 492';
- Building envelope area for the two new lots are: Lot 1 – approx.17,140 sq.ft., Lot 2 – approx. 21,938 sq.ft.
- The total area of disturbed slope is approx.107,541sq.ft.



Alternative No. 3 – Two New Residential Lots



This alternative includes the following elements:

- Two new residential lots with Lot 2 partially outside the Hillside Residential area as depicted in the Specific Plan Land Use Map;
- The slope of the road varies from 6% to 12%;
- No retaining walls are proposed;
- Six heritage-sized oak trees would need to be removed;
- Pad elevation for both lots is at 450'.
- Building envelope area for the two new lots are: Lot 1 – approx. 21,974 sq.ft., Lot 2 – approx. 20,621sq.ft.
- The total area of disturbed slope is approx. 107,037 sq.ft.

The following table shows summaries the proposed plan and the alternatives:

	The Proposed Plan	**Alternative No. 1**	**Alternative No. 2**	**Alternative No. 3**
No. of New Lots	2	3	2	2
Within the Hillside Residential Area	Lot 1 – yes Lot 2 – a portion	Except for a small portion of Lots 1 &2 - yes	Lot 1 – yes Lot 2 – a portion	Lot 1 – yes Lot 2 – approx. one half of the lot
Road Location	On the east side of the subject site	On the west side of the subject site	On the west side of the subject site	On the west side of the subject site
Slope of the Road	6-12%	6-12%	6-19%	6-12%
Retaining Wall Height(s)	4-9 feet	8-25 feet	2-6 feet	None
Heritage-sized Tree Removal	0	8	6	12
Pad Elevations	Lot 1: 460' Lot 2: 515'	Lot 1: 445' Lot 2: 455' Lot 3: 465'	Lot 1: 462' Lot 2: 492'	450'
Approximate Amount of Disturbed Area	83,470 sq.ft.	98, 843 sq.ft.	107,541 sq.ft.	107,037 sq.ft.

From the proposed alternatives, Alternative No. 1 may be revised slightly so that all three new residential lots would fit within the Hillside Residential area and responds to HOA's concern of compliance to the specific plan. However, this alternative would result in significant grading and retaining walls, and would remove eight heritage-sized oak trees. It may not address the disruptive visual impacts raised by the Silver Oaks Estates HOA in terms of retaining walls and intrusive privacy issue from the proposed three new homes to the existing homes on Silver Oaks Lane.

Neither Alternative No. 2 nor Alternative No. 3 fits within the Hillside Residential area. The proposed road on Alternative No. 2 is very steep, exceeding the maximum slope which is acceptable to the Fire Department. Both alternatives would result in removal of several heritage-sized oak trees.

Discussion Point No. 1: Does the Planning Commission support the applicants' proposal for siting the homes or is there a preference for Alternatives 1, 2 or 3?

Road Alignment and Grading

The Vineyard Avenue Corridor Specific Plan (VACSP) states the following that would apply to the proposed development:

Geological Requirements Relating to Construction, (p. 51)

- To the extent possible, grading plans shall minimize earth-moving and site-grading. Development design shall avoid placing structures and utilities on or near the tops of slopes or in the shallow subsurface of slopes.

General Residential Design Guideline (page 31)

- Grading for buildings, driveways, outdoor-use areas, etc. should be compatible with existing topographic contours and minimized to preserve the natural topography of the site.

- Graded slopes should utilize “rounded landform grading” techniques to achieve a natural transition between graded areas and existing terrain (see Figure IV-3). Flat graded planes and sharp angles of intersection should be avoided to reduce the visual impact of grading.

- Substantial graded areas of uniform slope in hillside areas should be avoided. Cut and fill slopes should generally undulate and vary in slope gradient.

A 16-foot wide private roadway is proposed at the end of the existing Silver Court. This private roadway would then continue southerly and meander between the tree driplines providing access to both lots. This private roadway would terminate on Lot 2 with a hammerhead design as it would also be served as an emergency vehicle access road. A four- to nine-foot high retaining wall would be constructed on portions of the east side of the road and a four-foot high retaining wall would be constructed portions of the west side of the road. The elevation of the road starts at 430 feet and ends at 530 feet at the hammerhead.

The Silver Oaks Estates HOA in the letter states that proposed retaining wall, together with traffic noise and headlights, and residential noise from the proposed two homes, would be disruption impacts to the existing residents.

The retaining wall that would be constructed on the east side (facing the existing homes on Silver Oaks Lane) would vary four to nine feet in height. The exterior color of the wall would be in earth tone to blend into the hillside and landscaping would be installed to screen the wall. It is possible to lower the wall height by breaking the wall into two or more parallel/terraced walls. However, this option would result in removal of some of the existing heritage-sized trees, which the applicants are trying to preserve.

The Vineyard Avenue Corridor Specific Plan (VACSP) Land Use Plan denoted that the street to the proposed site would be a public street. The applicants propose a private road, which is designed per the requirements specified in the specific plan for private hillside streets. In order to preserve trees and minimize grading, staff is willing to support a private street.

Discussion Point 2: Is the proposed private road alignment acceptable?

Proposed Design Guidelines

The Vineyard Avenue Corridor Specific Plan (VACSP) states the following that would apply to the proposed development:

Residential Development Standards (page 25)

- Maximum Building Height in the HR District is 30 feet.
- Building height is measured vertically from the lowest elevation of the building to the highest elevation of the building, excluding chimneys. Primary buildings shall be limited to two stories in height, and accessory buildings shall be limited to 25 feet and one story in height.
- Primary buildings located on Lot 17 and on existing elevations exceeding 540 feet shall be limited to 25 feet in height and one story.

General Residential Design Guideline (pages 30 and 31)

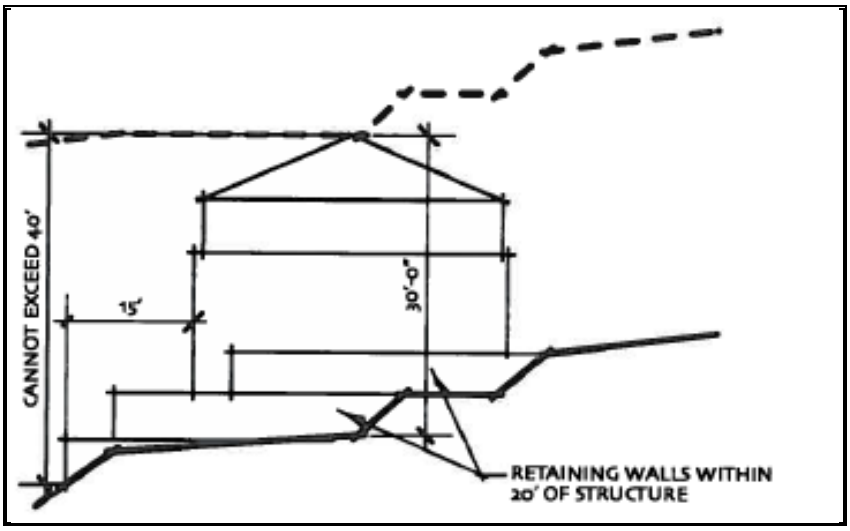
- Buildings should be designed to minimize visual height and bulk. Building height, bulk, and floor area should respond to lot size, natural site terrain, and other site conditions. Wall recesses and projections, roof overhangs, decks, porches, bay windows, dormer windows, and other architectural features are encouraged to reduce visual bulk and create interest.
- Building feature proportions (i.e., doors, windows, entries, roof forms, wall massings, etc.) should be carefully balanced. One-story entries are strongly encouraged while entries exceeding one-and-one-half stories should be prohibited.

Specific Hillside Residential District Design Guideline (page 35)

- House designs should be limited to traditional architectural styles and forms adjusted to conform to the natural character of the site.
- Architectural design should emphasize the blending of buildings into the natural surroundings and minimizing building visibility from off-site areas.
- Medium to dark earth-tone building colors shall be used to complement the surrounding natural setting. Darker colors will generally be less conspicuous when viewed from a distance. White, tan, light gray, blue, and yellow are inappropriate building base colors.

The home on Lot 1 would be a split-level home to minimize grading; thus, the proposed house pad on Lot 1 would be located on elevations of 460 feet and 470 feet, and the proposed house pad on Lot 2 would be located on elevation 515 feet. The proposed home design guidelines require the homes to be designed to integrate into the hillside setting or a split-level design. Regarding height, the design guidelines require, at any point on the plane of any visible elevation, the height of the structure, measured from the existing grade to the highest point of the finished roofing, shall not exceed 30 feet. The overall height of the structure, measured

from the lowest natural grade when the house is constructed to the highest point of the finished roofing, shall not exceed 40 feet. See illustration below (pg. 12 of the proposed design guidelines, Exhibit B).



Page 23 of VACSP states site development standards such as building height may vary for unusual site conditions as long as any new standards are consistent with the intent of the Specific Plan. Page 24 states minor variations in lot, building setbacks, and building height may be permitted subject to the PUD development plan approval process where necessary due to physical site conditions.

Discussion Point No.3: Is the proposed building height specified in the design guidelines acceptable?

Instead of defining specific architectural styles for the future homes, the proposed design guidelines, similar to the design guidelines for Silver Oaks Estates, provide design criteria for each building component such as roofs, windows, doors, etc. Staff finds that the proposed design guidelines are appropriate for the hillside development.

The proposed lot size for Lot 1 is approximately 1.2 acres and that for Lot 2 is approximately 1.9 acres. The proposed design guidelines limits each lot to have a maximum of 8,500 square feet of habitable/living space and a maximum of 10, 000 square feet of total building area (including the homes, garage, and all accessory structures on the subject site).

Discussion Point No. 4: Is the proposed maximum floor area acceptable?

Heritage-Sized Trees

The Vineyard Avenue Corridor Specific Plan (VACSP) states the following that would apply to the proposed development:

Environmental Objective (page 86)

- Permanently preserve significant woodland, riparian habitat areas, wetlands, and wildlife corridors.
- Preserve and protect existing heritage trees, wherever possible.

Heritage Trees (page 88):

- Existing trees exceeding six inches in trunk diameter as measured four feet above ground level shall be preserved whenever possible. (Exceptions for orchard trees and other non-heritage trees which do not line Vineyard Avenue and are located in Vineyard districts shall be subject to approval on a case-by-case basis by the Planning Commission).

An Arborist Tree Assessment Report was prepared by Ralph Osterling Consultants, Inc. The report surveyed a total of 25 trees composed of three tree species: 23 blue oaks, one black oak, and one valley oak. None of the existing trees would be affected by the proposed development other than two blue oaks' foliage needing trimming.

Visual Analysis (Photomontage)

The Vineyard Avenue Corridor Specific Plan (VACSP) states the following that would apply to the proposed development:

Residential Development Standards (page 34):

- The visual prominence of development should be minimized by utilizing existing site features for screening such as tree clusters, depressions in topography, setback plateau areas, and other natural features.

The Specific Plan requires that a visual analysis be created with the development plan review. Photomontages of the proposed project have been prepared by the project architect, Gorney & Associates. As the homes would be designed based on the design criteria specified in the proposed design guidelines, it is hard to predict the exact details of a future home. To prepare the visual analysis, Gorney & Associates used building shells that resemble what most likely would be constructed on the sites. A two-story house with an approximately 7,588 square feet in size was used Lot 1 and a two-story house with an approximately 6,734 square feet in size was used for Lot 2. As the homes constructed by future homeowners, it is unknown at this time the orientation of the homes.

Mr. Gevan Reeves and the Silver Oaks Estates HOA stated that the proposed road, retaining wall, and two new homes will have an unobstructed or only partially obstructed line-of-sight view into the existing homes on Silver Oaks Lane. To show the potential visual impacts of the proposed two homes may have upon adjacent properties, Gorney & Associates prepared photomontages taken from seven view points, including viewpoints from the rear yard of the existing homes on Silver Oaks Lane and from the end of the existing Silver Oaks Court.

The photomontages show that the proposed retaining wall would be visible from the rear yard of the homes on Silver Oaks Lane and Silver Oaks Court. The applicants have indicated landscaping could be planted to "screen" the retaining wall. In addition, none of the existing heritage-sized trees would be removed due the proposed development. As such, they would act as a natural screening of the proposed two homes.

The proposed design guidelines (page 4) require visual analysis for Lot 2. Considering its hillside location, staff recommends that visual analysis be required for both lots.

Discussion Point No. 5: Should additional photomontage viewpoints be included?

Discussion Point No. 6: Any other concerns the Planning Commission has about this proposal?

PUBLIC COMMENT

Public notices were sent to all property owners within a 1,000-foot radius of the subject property. Other than the emails from Mr. Gevan Reeves and the letter from Silver Oaks Estate HOA, at the time this report was written, staff had not received any additional comments.

CONCLUSION

The VACSP embodies several objectives for Hillside Residential development. Such development should be clustered in well defined areas, while at the same time preserving natural features such as heritage trees, hilltops, creeks, and steep slopes. At the same time, the visual prominence of new development should be minimized by utilizing existing site features, and open space area should be preserved. Achieving all these objectives on this site is difficult. Staff recommends that the Planning Commission review the attached material, take public testimony, and make suggestions/comments to the applicant and staff regarding the development of the site.

EXHIBIT A
PUD-84

WORK SESSION DISCUSSION POINTS

Discussion Point No. 1:
Does the Planning Commission support the applicant's proposal for siting the homes or is there a preference for Alternatives 1, 2 or 3?

Discussion Point No. 2:
Is the proposed road alignment acceptable?

Discussion Point No. 3:
Is the proposed building height specified in the design guidelines acceptable?

Discussion Point No. 4:
Is the proposed maximum floor area acceptable?

Discussion Point No. 5:
Should additional photomontage viewpoints be included?

Discussion Point No. 6:
Any other concerns the Planning Commission has about this proposal?