THE CITY OF PLEASANTON

Planning Commission Staff Report

July 10, 2013
Item 6.a.

SUBJECT: **PUD-97**

APPLICANT: Ponderosa Homes / Pamela Hardy

PROPERTY OWNER: Thrivent Financial

PURPOSE: Application for rezoning of an approximately 2.1-acre site at 4202 Stanley Blvd from C-F (Freeway Interchange Commercial) District to PUD-MDR/OS-PH & WO (Planned Unit Development – Medium Density Residential/Open Space – Public Health and Wildland Overlay) District and for PUD Development Plan approval to retain the existing residence, remove the washroom structure with residential unit, storage accessory structure, and the 32 mobile home spaces (hook-up, concrete pads, etc.), to construct 12 detached single-family homes.

GENERAL PLAN: Medium Density Residential – 2 to 8 dwelling units per gross developable acre, Public Health and Safety with Wildland Overlay

SPECIFIC PLAN: Downtown Specific Plan – Medium Density Residential and Open Space

ZONING: Freeway Commercial (C-F)

LOCATION: 4202 Stanley Boulevard

EXHIBITS:

A. Draft Conditions of Approval
B. Site plans, grading and utility plan, slope classification plan, stormwater treatment plan, existing trees plan, floor, roof, and elevation plans, landscape site plan, landscape streetscape, and landscape details plan dated "Received June 14, 2013"
C. Planning Commission Meeting Minutes Excerpt dated November 28, 2012
D. Planning Commission Work Session Staff Report dated November 28, 2012
E. HortScience Tree Report dated "Received June 19, 2013"
F. GreenPoint Rated Checklist for Single-Family dated "Received May 8, 2013"

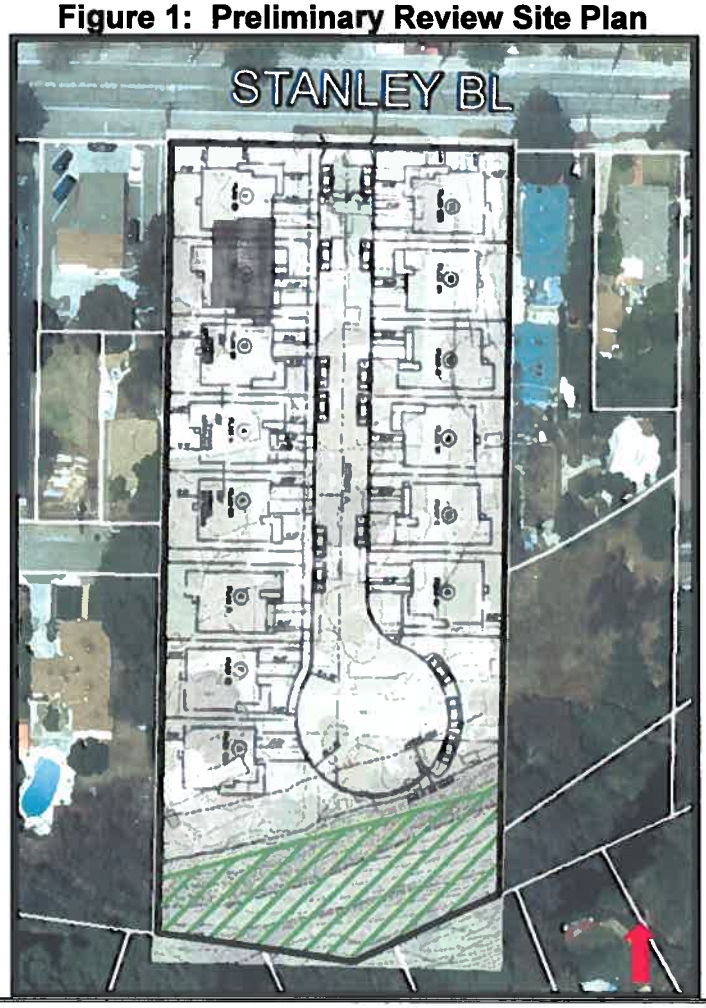
G. Historic Architecture Evaluation Report dated "Received February 6, 2013"
H. Cultural Resources Review dated "Received February 6, 2013"
I. Preliminary Geotechnical Report dated "Received February 6, 2013" and Addendum dated "Received June 13, 2013"
J. Riparian Survey dated "Received February 6, 2013"
K. Noise Assessment Study dated "Received February 6, 2013" and Addendum dated "Received June 13, 2013"
L. Climate Action Plan Checklist
M. Location and Noticing Maps

BACKGROUND

Preliminary Review Application

In October of 2012, Ponderosa Homes submitted a preliminary review application to demolish the existing residences facing Stanley Boulevard and washroom structure with unit and remove the 32 mobile home spaces and construct 14 single-family homes. Figure 1, below, reflects the preliminary review site plan submitted with the preliminary review application.

Figure 1: Preliminary Review Site Plan



Development of the area raised issues pertaining to the historic evaluation of the existing residence facing Stanley Boulevard, site layout, and house designs. Therefore, staff referred the preliminary review application to the Planning Commission for its review, comments, and direction on the preliminary concept. On November 28, 2012, the Planning Commission held a work session to discuss Ponderosa Homes' preliminary review application and provided feedback on the following specific questions (additional comments made by the Commission are located in the attached minutes – Exhibit C):

1. *Is the proposed density acceptable?*

Some Commissioners were not opposed to 14 lots; however, several Commissioners wanted more space between the homes, a public amenity and a reconfigured layout that placed more of the homes at the rear of the site to allow for more open space within the development. Commissioner Blank felt that the project was too dense and wanted one or two fewer lots to allow for more amenities. Commissioner Pearce felt it would have been appropriate to have a project that was significantly lower in density with more space between the homes and was open to a concept that created more open space by having a development of attached housing (e.g., townhomes).

2. *Is a pedestrian walkway to Vervais Avenue an appropriate amenity to exceed the mid-point density?*

The Commission felt that the proposed private pedestrian walkway to Vervais Avenue, located on the south side of lot 5, shown in Figure 1 on page 2, was not beneficial to the public and, therefore, not necessary since it would not be a public amenity.

3. *Should the structure be demolished to accommodate the proposed development or should the applicant restore and relocate the structure to one of the proposed lots fronting Stanley Boulevard?*

And

4. *Given the age of the structure, should the historic evaluation be revised to reflect information in the Pleasanton Downtown Historic Context Statement?*

The Commission found it difficult to say whether they could support demolishing the home given that the Historic Preservation Task Force was in the process of re-evaluating the Downtown Historic Preservation policies, guidelines, and processes. There was a consensus that more information was needed and that the Commissioners should take a tour of the home in order to better assess whether the structure should be demolished.

Staff notes that the Historic Preservation Task Force is still on-going.

5. *Is the site layout, lot sizes, and home locations acceptable?*

And

6. *Are the length of the driveways for lots 1-6 acceptable?*

Some of the Commissioners felt that two of the lots should be oriented towards the end of the cul-de-sac and alternatives to the configuration should be considered in order to get larger size lots and more space between the homes. Commissioner Narum preferred a layout that would save the heritage trees that had a good health and structural condition (four or five out of five rating). Commissioner Pearce preferred the proposed layout over a redesigned layout that placed more homes in the back and Commissioner Blank preferred that the layout had one or two fewer lots to create a larger open space.

The Commission did not have any concerns regarding the length of the driveways.

7. *Is the on-street guest parking adequate?*

The Commission agreed that if parking was available on all of the curb area, then on-street guest parking would be adequate.

8. *Should the layout be revised to preserve any of the heritage trees?*

The Commission agreed that two of the trees on the eastern side of the property and three of the trees on the western side of the property could be saved and that moving the homes south, or eliminating lots to create more variation in the spacing, could potentially allow a few more heritage trees to be preserved.

9. *Should the open space, located on east side of the street bulb, include amenities (e.g., play structure, benches, etc.)?*

The Commissioners agreed that an amenity for the proposed open space would be needed, but the type of amenity would be dependent on whether those purchasing the lots have children or couples that are downsizing. It was suggested by Commissioner Pearce that Ponderosa should put money into a fund and then ascertain what type of amenity would be best after the majority of the lots have been sold.

10. *Are the FARs appropriate for the development?*

The Commissioners were not concerned with the actual FAR number as long as: 1) the density was lower; 2) the lots were re-arranged to allow for more lot space; or 3) the separation between the lots was appropriate.

11. *Does the Commission wish to make any suggestions regarding the house designs or setbacks?*

Commissioner O'Connor requested that the houses look more historic in order to have more character and be in keeping with the Downtown. He asked that the applicant use materials used for real craftsman or cottage homes without using newer techniques; discouraging the

use of fake rock, stackable rock, or cement rock that are found in new developments. Commissioner Olson generally agreed with Commissioner O'Connor's comments.

Commissioner Narum requested that more articulation be provided on the sides of lots 1 and 14 facing Stanley Boulevard. Commissioner Narum suggested that the applicant consider incorporating more details into the homes, similar to the home on Peters Avenue, near St. John Street (referred to as Kimberly Commons). Commissioners Pearce and Blank agreed.

Work Session Public Comments

The work session also provided the public with an opportunity to review and comment on the proposed plan. Christine Bourg, member of the Pleasanton Heritage Association, requested that the existing residence facing Stanley Boulevard be retained and restored so that there would be a heritage home on the south side of Stanley Boulevard. She felt that retaining the home would create great frontage for the new homes. She agreed with the Commission that the new homes should be designed to look more like a craftsman style or have some of the characteristics of the "100-year-old Victorian home on the front of the lot."

Michael Swift, property owner on the east side of the subject site, stated his support for the project and requested that a wall be constructed instead of a fence along the shared property line.

Staff has included the November 28, 2012, Planning Commission meeting minute excerpts as Exhibit C for reference and additional information on the site's history can be found in the "Background" section of the November 28, 2012, Planning Commission work session staff report (Exhibit D).

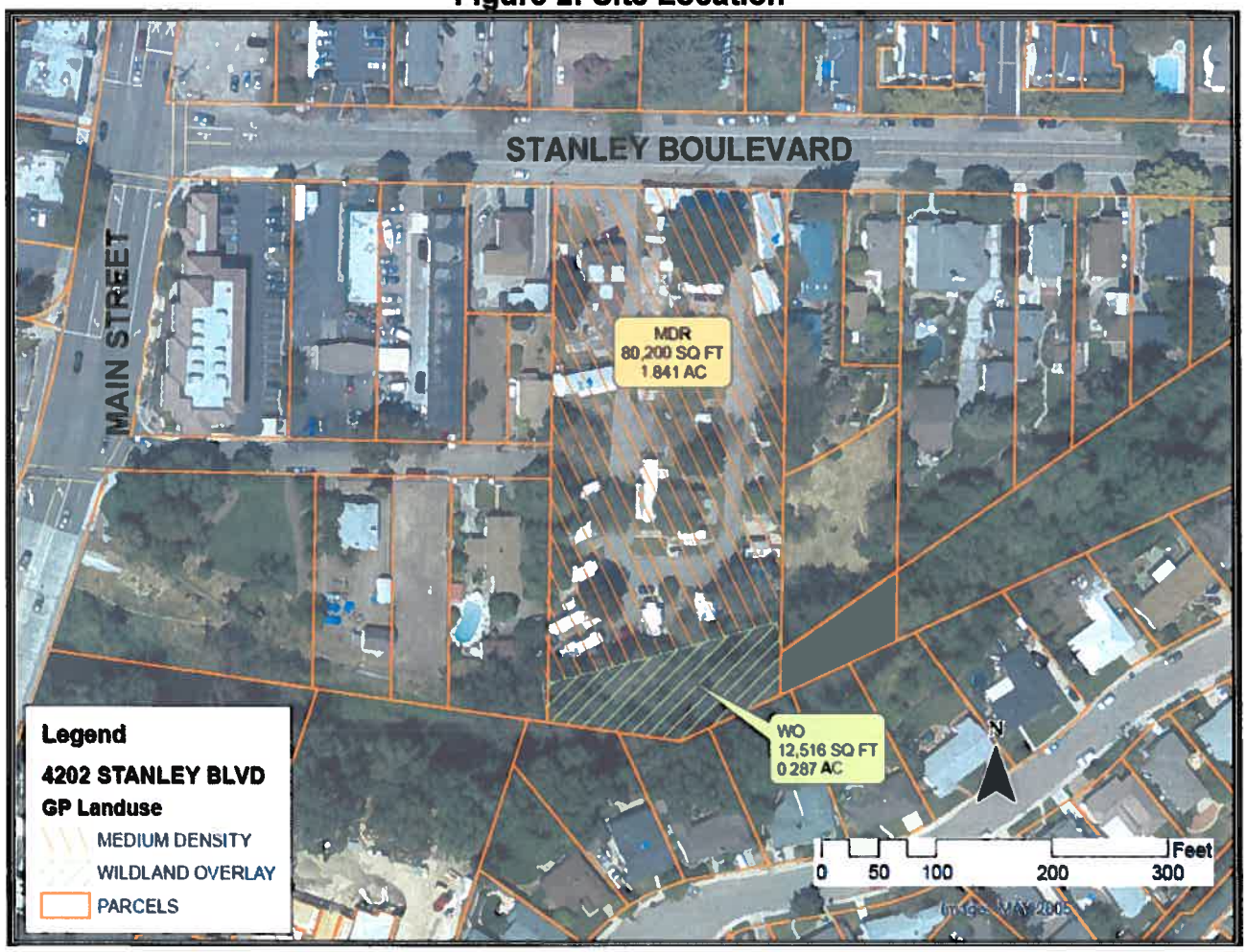
Based on the feedback received at the November 28, 2012, Planning Commission work session, the applicant made revisions to the plans to address the Commissions comments. The application being presented to the Planning Commission is for a formal recommendation to the City Council for review and final decision.

SITE DESCRIPTION

The subject site is approximately 2.1-acres (80,200 square-feet) in size and is located on the south side of Stanley Boulevard. The lot is relatively flat with the exception of the rear portion of the rear lot, approximately 12,516 square-feet (0.287-acres), which has a moderate to steep downward terrain into the Arroyo del Valle. The Arroyo del Valle portion has a General Plan Land Use designation of Public Health and Safety with Wildland Overlay and, therefore, is undevelopable. Please refer to Figure 2 on page 6.

Please refer to the next page for Figure 2

Figure 2: Site Location



The site contains 32 mobile home spaces, with several of the spaces containing mobile homes, and/or hook-ups, a caretaker's home (facing Stanley Boulevard) that was converted to a duplex and two accessory structures; one is used for storage and the other contains the laundry facility and an illegal unit. There are 39 trees on-site, the majority of which border the property, with 18 of them being heritage trees.

The property is bordered on the east by a single-family home and vacant lot, the south by single-family homes, and the west by a chiropractor's office and single-family homes. The recently approved 13-lot, single-family home development (located at 4171 Stanley Boulevard) and Window-ology are located directly north of the subject site, on the other side of Stanley Boulevard.

PROPOSAL

The proposed rezoning from the present C-F (Freeway Interchange Commercial) District to the PUD-MDR/OS-PH & WO (Planned Unit Development – Medium Density Residential/Open Space – Public Health and Wildland Overlay) District will make the zoning consistent with the General Plan and Downtown Specific Plan Land Use Designations as well as applying the PUD designation to the site to accommodate the proposed development plan.

The image below, Figure 3, reflects Ponderosa's proposal to retain the existing home facing Stanley Boulevard, demolish two existing structures (i.e., washroom structure with unit and storage accessory structure), remove the 32 mobile home spaces, and remove 29 of the 39 trees on-site, 18 of which are heritage-sized trees, 12 of the 18 having a rating of three, four or five out of five rating, to accommodate their proposal for a single-family home development. The conceptual proposal includes retaining the existing residence (lot 13 on the site plan in Figure 3 below) and constructing 12 single-family homes over the approximately 1.84 northern acres of the property, not to extend beyond the property's Public Health and Safety with Wildland Overlay designation, as shown on Figure 3 below. The proposal would result in a density of 7.1 dwelling units per acre. A new private cul-de-sac street with on-street parking off Stanley Boulevard would provide access to the new lots. There is no proposal to alter the rear portion of the lot that is designated as Public Health and Safety with Wildland Overlay or the Arroyo del Valle.

Figure 3: Site Plan with Public Health and Safety with Wildland Overlay Designation

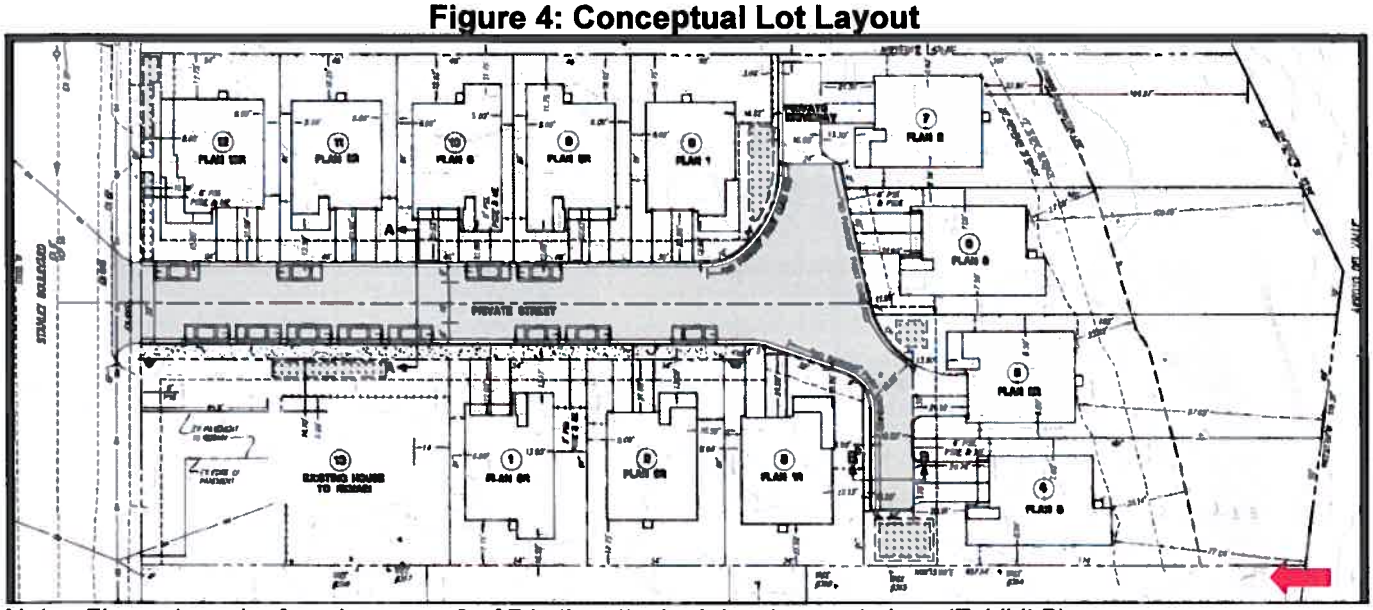
Density: The development plan reduced the proposed density from 14 to 13 detached single-family homes; this includes retaining the existing residence (referenced as lot 13 on the site

plans in Exhibit B). The two previously proposed buildable lots along the west side of the property were removed and "replaced" with lot 13.

Building Design Lot Standards: Ponderosa is proposing "Craftsman" and "Cottage" architecture designs that have three proposed house plan types that will be mixed throughout the development for lots 1-11; however, given the high visibility from Stanley Boulevard, Lot 12's design, referred to as Plan 1SR, has a wraparound porch whereas the other Plans have entry porches. The three house models will range in floor area from 2,182 square feet to 2,624 square feet. All models are two-stories tall, would vary in building height depending on the elevation and building type, and contain two garage parking spaces with driveways that range in length from 20-feet, 6-inches to 29-feet, 8-inches. Ponderosa is proposing six facades, three "Cottage" and three "Craftsman," that all incorporate brown earthtone colors. Please refer to Exhibit B – sheets 1.3-1.5, 1.7, 2.3-2.5, and 3.3-3.5, for the elevation drawings.

Plan 1 and Plan 2 will have three bedrooms, with the option of converting the den into a fourth bedroom and Plan 3 has three bedrooms, with the option of converting the den and bonus rooms into fourth and/or fifth bedrooms. Please refer to Figure 4 below for the Plan designation and corresponding lot.

Figure 4: Conceptual Lot Layout



Note: Figure 4 can be found on page 2 of 7 in the attached development plans (Exhibit B)

Table 1, located on page 9, lists the lot sizes, house model proposed on each lot, the house size, and proposed development standards (i.e., setbacks, height, and floor area ratio). Each Plan is proposed as two-story with two-car garages and, with the exception of lots 3, 8, and 12, each lot will have the option of having an architectural style of either "Craftsman" or "Cottage." Lots 3, 8, 12 are proposed as utilizing Plan 1, with lot 12 including a wraparound porch.

Table 1: Lot Specific Standards

LOT	GROSS LOT SIZE (1)	NET LOT SIZE (2)	HOUSE MODEL (3)	HOUSE MODEL MAX HEIGHT (4)	HOUSE SIZE (5)	FAR (6)	MIN FRONT SETBACK (PORCH/ HOUSE/DWY)	MIN REAR SETBACK	MIN SIDE SETBACK
1	4,360	4,360	PLAN 2 OR 3	32'	2,226-2,624	51 OR 60%	5'/11'/20'	10'	5'
2	4,360	4,360	PLAN 2 OR 3	32'	2,226-2,624	51 OR 60%	5'/11'/20'	10'	5'
3	4,358	4,358	PLAN 1	32'	2,261	52%	5'/11'/20'	10'	5'
4	8,330	5,821	PLAN 2 OR 3	32'	2,226-2,624	38 OR 45%	5'/11'/20'	10'	5'
5	8,046	4,750	PLAN 2 OR 3	32'	2,226-2,624	47 OR 55%	5'/11'/20'	10'	5'
6	9,136	4,931	PLAN 2 OR 3	32'	2,226-2,624	45 OR 53%	5'/11'/20'	10'	5'
7	9,898	5,599	PLAN 2 OR 3	32'	2,226-2,624	40 OR 47%	5'/11'/20'	10'	5'
8	4,450	4,450	PLAN 1	32'	2,261	51%	5'/11'/20'	10'	5'
9	3,715	3,715	PLAN 2 OR 3	32'	2,226-2,624	60 OR 71%	5'/11'/20'	10'	5'
10	3,715	3,715	PLAN 2 OR 3	32'	2,226-2,624	60 OR 71%	5'/11'/20'	10'	5'
11	3,755	3,755	PLAN 2 OR 3	32'	2,226-2,624	60 OR 70%	5'/11'/20'	10'	5'
12	4,401	4,401	PLAN 1S	32'	2,182	50%	5'/11'/20'	10'	5'
13	9,878	9,878	EXISTING HOUSE	N/A	< 2,000	< 20%	10'/49'/49'	14'	N/A

1) The gross lot size includes the area within the Open Space, Public Health and Safety, and Wildland Overlay area.
2) Net lot sizes do not include areas with the Open Space, Public Health and Safety, and Wildland Overlay area.
3) FAR is calculated using net lot area.

The maximum height listed in Table 1 (above) reflects the "PUD Lot Specifications Summary" shown on the site plan in Exhibit B, which is higher than what is shown on the elevation drawings in Exhibit B. The following heights, measured from finished grade to the highest point, for the homes are as follows:

Plan 1
Craftsman Design – 26'1"
Cottage Design – 29'8"

Plan 2
Craftsman Design – 25'9"
Cottage Design – 29'8"

Plan 3
Craftsman Design – 27'9"
Cottage Design – 30'8"

Table 2, found on page 10, reflects the proposed development standards for accessory structures.

Please refer to the next page for Table 2

Table 2: Accessory Structure Standards

LOTS	MINIMUM SETBACK
1-3, 8-12	5' MIN. TO SIDE AND REAR PROPERTY LINES WITH THE EXCEPTION THAT CORNER LOTS SHALL HAVE A MIN. 10' SETBACK FROM THE STREET SIDE YARD PROPERTY LINE
4-7	5' MIN. TO SIDE PROPERTY LINE MAX. 10' PROJECTION FROM REAR BLDG WALL. NO ENROACHMENT WITHIN 20' OF THE SLOPE SETBACK LINE OR WITHIN 30' OF THE CENTER LINE OF THE CREEK, WHICHEVER IS GREATER
1-12	POOLS NOT ALLOWED

Accessory structures will not be allowed to exceed 50% of the rear or side yard area or be allowed to exceed 10-feet in height and covered patios attached to the dwelling, if desired by future owners, will be required to adhere to the following development standards:

Attached Patio Covers: Covered patios attached to a main structure and open on three sides may come to within five feet of the rear property line and three feet from the interior side property lines of the property. Corner lots shall be required to maintain a 10-foot minimum setback from the street side yard property line. For Lots 4-7, covered patios shall not encroach into the 20-foot slope setback or be allowed within 30-feet from the center line of the creek, whichever is greater. Covered patios attached to a main structure and enclosed on two or more sides shall not be allowed on Lots 1-12.

Staff notes that Table 2 does not address accessory structure standards for the existing home that faces Stanley Boulevard (lot 13). Therefore, the applicant and staff have developed the following proposed accessory structure standards for lot 13.

Lot 13 Accessory Structure Standards
Proposed accessory structures that are taller than six feet in height or greater than 80 square-feet in size, shall be located between the house and west side property line only. The accessory structure may come no closer than three feet to the side property line and five feet to the rear property line and shall not exceed a height of 10-feet.

Accessory structures that are six feet or less in height, screened by the good-neighbor solid redwood fence and less than 80 square-feet in area shall be setback a minimum of 10-feet from the street side yard but may adjoin the west side property line and/or rear yard property line but may not be attached to the fence.

Accessory structures shall not exceed 50% of the rear or side yard area.

Covered patios attached to a main structure and open on three sides may come to within five feet of the rear property line, three feet from the west side property line and 10-feet from the street side property line. Covered patios attached to a main structure and enclosed on two or more sides shall not be allowed.

Staff has added conditions of approval to reflect the development standards outlined above.

Open Space and Amenities: In order to retain the existing home that faces Stanley Boulevard and provide more separation between the new lots, Ponderosa reconfigured the layout and removed the private, gated landscaped pedestrian walkway, previously proposed on the west side of the development, and the small open space area, previously proposed on the east side of the development. Please refer to Figure 1 on page 2 for the location of the previously proposed pedestrian pathway and open space. Given the natural constraints of the subject site (i.e., steep-slope towards the Arroyo Del Valle), retaining the existing home, and providing more separation between the new homes, there was no feasible area for an open space amenity. In regards to the pedestrian walkway, the applicant will be required to install a pedestrian walkway within the development that would provide access to Vervais Avenue and the Arroyo Green at Main, located on the south side of Vervais Avenue. The Arroyo Green at Main is an undeveloped park and is one of the eight park sites in the Master Plan for the Downtown Parks and Trails System (MPDPTS). The MPDPTS recommends the development of Arroyo Green at Main into a park suitable for a variety of uses (e.g., access to the Arroyo, picnic areas, etc.). Staff notes that it is unknown when the park will be developed, but the installation of the pedestrian walkway will provide residents with direct access to this public amenity once the park is developed. Please refer to the "Climate Action Plan" section (page 27 of this report) regarding the intent to incorporate the pedestrian walkway in the project.

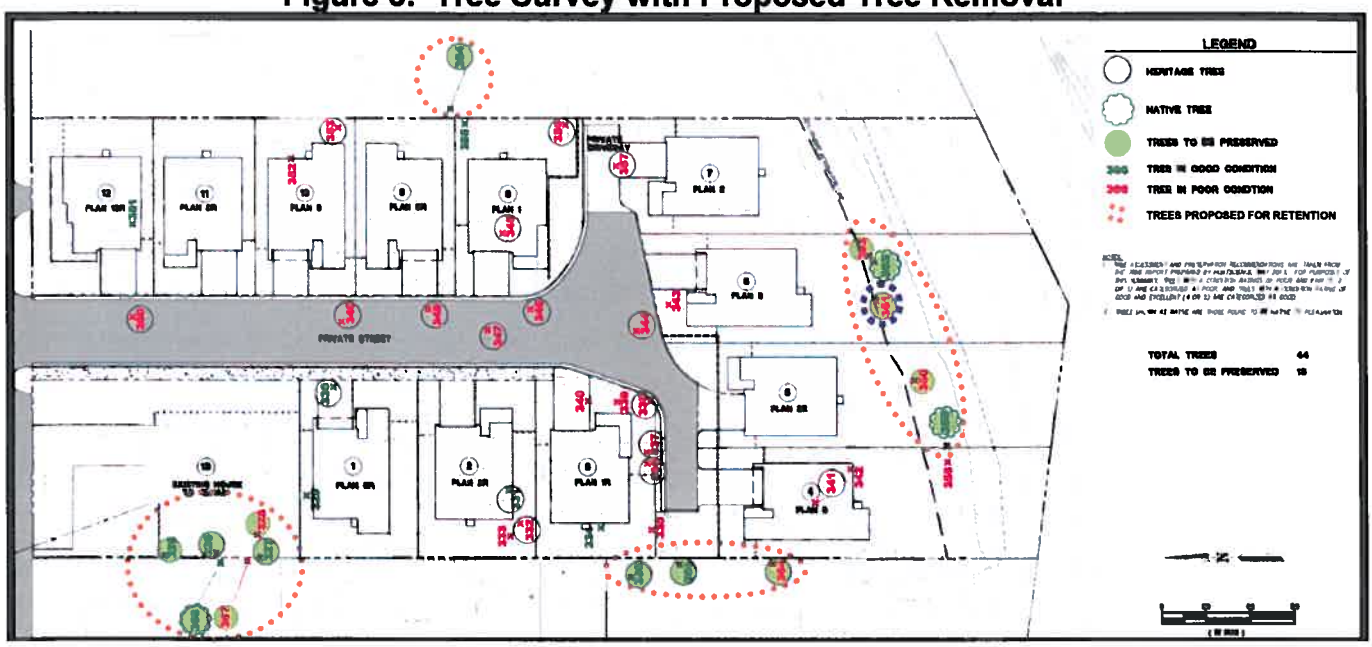
The Community Trails Master Plan, the Pleasanton Pedestrian and Bicycle Master Plan, and the Master Plan for the Downtown Parks and Trails System recommend installing a public trail along the rear of the subject property, near the creek. The applicant will be dedicating an easement to the City along the rear of the subject site, near the creek along lots 4-7, for the potential public trail that the City would construct on the southernmost portion of the property. With the easement for the City's potential trail along the Arroyo del Valle and retention of the caretaker's house, the applicant will be providing public amenities in-lieu of a traditional open space area.

Private Street: A 32-foot wide (curb-to-curb) private street will provide access to the development from Stanley Boulevard. The private street will have one internal sidewalk along a portion of lot 3 and continuing to the northern end of lot 13, ending at Stanley Boulevard. There are 12 on-street guest parking spaces proposed and no parking will be allowed on the southern end of the street to ensure appropriate fire turnaround clearance.

Homeowners/Maintenance Association: The proposed development plan shows a private street with 12 on-street parking spaces; a public trail amenity easement will be granted to the City along the rear portion on four of the private lots (lots 4-7) for a possible future trail along the Arroyo del Valle. The maintenance of these areas will be handled through a Homeowners or Maintenance Association. The applicant prefers a Maintenance Association for the development's private street with guest parking areas, common utilities, etc. since there will not be a traditional common/shared space which is typically maintained through a Homeowners Association. Staff has included a condition that the applicant will be required to indicate what type of association will be established, subject to the approval of the Director of Community Development, prior to submitting a Vesting Tentative Subdivision Map to the Planning Division. No matter the type of association established, the homeowners will maintain their private lots including homes, yards, and driveways.

Existing Trees: The applicant is proposing to remove 29 of the 39 trees on-site, 18 of which are heritage-sized trees (as defined by the Municipal Code) to accommodate the proposed development. Of the 18 heritage-sized trees, 12 have a rating of three, four or five out of five. The tree report is attached as Exhibit E for the Commissions consideration. Please refer to Figure 5 below for the location of the trees to be removed.

Figure 5: Tree Survey with Proposed Tree Removal



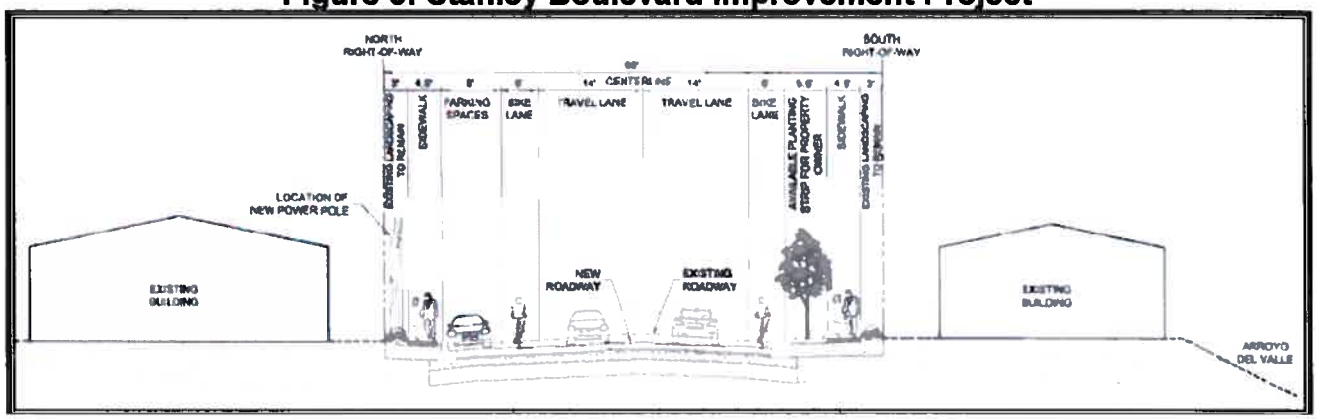
Green Building: As required by the City's Green Building Ordinance, the proposed project is required to qualify for at least 50 points on BuildItGreen's GreenPoint Rated Single-Family Checklist. The applicant has proposed to incorporate green building measures into the project that allow each home to qualify for 87 points. Staff has included the Single-Family GreenPoint checklists in Exhibit F for the Commission's consideration.

STANLEY BOULEVARD IMPROVEMENT PROJECT

As one of the Capital Improvement Projects (CIP) approved by the City Council, the Stanley Boulevard widening project is scheduled to begin in the Spring of 2016. It would include eliminating the on-street parking to allow for a bike lane, landscaping strip, and sidewalk in front of the subject property (see Figure 6 on page 13).

Please refer to the next page for Figure 6

Figure 6: Stanley Boulevard Improvement Project



Ponderosa may choose to construct frontage improvements prior to the Stanley Boulevard improvements. Should that occur, Ponderosa will be required to pay a pro-rata share of the City's CIP to reconstruct Stanley Boulevard along the project frontage. Reconstruction would only be required if Ponderosa's improvements gave the appearance of piecemealing - not having a continuous tie-in with Stanley Boulevard. If it can be demonstrated to the satisfaction of the City Engineer at the time Stanley Boulevard CIP project is completed that the street improvements that Ponderosa constructed as a part of the project are consistent in appearance and quality with the balance of the CIP project, the pro-rata share will be adjusted.

ANALYSIS

Land Use

General Plan and Downtown Specific Plan

The proposed density complies with the site's General Plan and Downtown Specific Plan Land Use Designation of Medium Density Residential which requires projects to have densities of 2 to 8 dwelling units per acre. The General Plan requires Medium Density Residential designated properties to provide public amenities, such as the dedication of parkland or open space, beyond the standard City requirements in order to exceed the midpoint density (5 du/ac) of this land use designation. Ponderosa is not proposing amenities for the subject site; however, they would be dedicating an easement to the City along the rear of lots 4-7 that would provide public access to a future trail along the Arroyo del Valle. Staff notes that it is unknown when the trail will be developed, if at all.

The undevelopable southern portion of the property (please refer to Figure 2 on page 6) would retain its Public Health and Safety with Wildland Overlay designation and the area would not be modified.

As described on pages 14 and 15, the proposal will further the General Plan Land Use Element and Housing Element, and Downtown Specific Plan goals, policies, and/or programs.

General Plan - Land Use Element

Sustainability

Program 2.1: Reduce the need for vehicular traffic by locating employment, residential, and service activities close together, and plan development so it is easily accessible by transit, bicycle, and on foot.

Program 2.3: Require transit-compatible development near BART stations, along transportation corridors, in business parks and the Downtown, and at other activity centers, where feasible.

Overall Community Development

Policy 4: Allow development consistent with the General Plan Land Use Map.

Special Interest Areas

Policy 7: Continue to implement adopted specific plans along with relevant rezoning.

Residential

Policy 9: Develop new housing in infill and peripheral areas which are adjacent to existing residential development, near transportation hubs or local-serving commercial areas.

Policy 10: Provide flexibility in residential development standards and housing type consistent with the desired community character.

Program 10.1: Use planned unit development (PUD) zoning for residential properties that have unique characteristics or to accommodate development that does not fit under standard zoning classifications.

General Plan - Housing Element

Goal 1: Attain a variety of housing sizes, types, densities, designs, and prices which meet the existing and projected needs of all economic segments of the community.

Policy 33: Encourage the preservation of historically and architecturally significant residential structures citywide including in the Downtown area, pursuant to the General Plan and the Downtown Specific Plan.

Goal 14: Provide adequate locations for housing of all types and in sufficient quantities to meet Pleasanton's housing needs.

Policy 36: Strongly encourage residential infill in areas where public facilities are or can be made to be adequate to support such development.

Program 36.1: Maintain existing zoning of infill sites at densities compatible with infrastructure capacity and General Plan Map designations.

Downtown Specific Plan

Land Use

Goal: Preserve the character and development traditions of the Downtown while improving upon its commercial and residential viability.

Objective 1: Retain the small-town scale and physical character of the Downtown through the implementation of appropriate land use and development standards.

Objective 7: Ensure that future land use development areas do not negatively impact the Arroyo del Valle as a riparian habitat resource.

Zoning and Uses

The proposed project would change the zoning from C-F (Freeway Interchange Commercial) District to PUD-MDR/OS-PH & WO (Planned Unit Development – Medium Density Residential/Open Space – Public Health and Wildland Overlay) District. The rezoning would permit and conditionally permit those uses listed in the Section 18.32.030 and 18.32.040 of the PMC, which include, but are not limited to, one-family dwellings, household pets, and small family daycare homes as permitted uses and charitable institutions, religious institutions, rabbits or fowl, and large family daycare homes as conditionally permitted uses.

Site Plan

A PUD development plan allows flexibility in applying Municipal Code Standards in order to achieve a better overall plan for the site and the area. The current site plan was developed through input from the Planning Commission and residents during the work session and several discussions with staff and the applicant after formally submitting the PUD application. Staff worked with the applicant to position the homes to provide adequate setbacks from the property lines, street frontages, and in order to maximize the usability of the site. The applicant has responded to the Commission's and staff's requests by increasing the side yard setbacks between the homes, repositioning the lots towards the rear of the site, and retaining the existing caretaker's home. Staff finds the proposed setbacks to be acceptable and similar to other small-lot PUD developments that the City has approved, some of which are located in the Downtown.

A Downtown Specific Plan Design Policy indicates that the established size and spacing of buildings in residential neighborhoods should be protected by avoiding excessive lot coverage and maintaining appropriate separations between buildings. The property is surrounded by residential uses, offices and commercial buildings. Since all of these buildings vary in size, shape, and setbacks, staff did not find an established size or spacing of buildings to use and believes the project should be reviewed on its own merit.

Staff believes that the proposed siting, massing, and size of the units are appropriate for this site and would result in an attractive development for this area of Stanley Boulevard. The homes would be in keeping with the scale and massing of the homes on Stanley Boulevard.

Retaining the Existing Home

The existing home, located on the northern portion of the property facing Stanley Boulevard, was not included in the Historic Neighborhoods and Structures table of the General Plan nor was it included in the Downtown Historic Resource List and Map that was created for the 2002 update of the Downtown Specific Plan to identify individual properties and neighborhoods that contain outstanding examples of heritage structures. The project site is also not located in one of the five Heritage Neighborhoods that are identified in the Downtown Specific Plan.

While the property is not specifically listed in the General Plan or Downtown Specific Plan as an historic resource, the General Plan, Downtown Specific Plan, and Downtown Design Guidelines contain policies regarding the City's preservation goals. The General Plan has a policy which states:

> *Preserve and rehabilitate those cultural and historic resources which are significant to Pleasanton because of their age, appearance, or history.*

The Downtown Specific Plan has policies that state:

> *Require the completion of the State of California Department of Parks and Recreation (DPR) Survey Form-523 to develop and document a statement of historic significance prior to the issuance of demolition permits for any historic resource older than 50 years. Evaluate these properties using the State of California criteria for the California Register of Historic Resources.*

> *Prohibit the demolition of any building found to be historically significant with regard to the California Register criteria unless such building is determined by the Chief Building Official to be unsafe or dangerous, and if no other reasonable means of rehabilitation or relocation can be achieved.*

AND

> *Future residential development should generally provide for the preservation and rehabilitation of existing on-site frontage homes which exceed 50 years in age or which otherwise substantially contribute to the "small town" character of the neighborhood in terms of architecture and scale. Exceptions may be permitted to: (1) relocate such homes to other appropriate Downtown locations for permanent preservation and rehabilitation; or (2) demolish and replace such homes which are specifically found by the City to demonstrate minimal redeeming historic and/or architectural significance.*

The Downtown Design Guidelines indicate that demolition of buildings over 50 years of age is generally discouraged and that remodeling is encouraged over replacement.

In order to determine the historic significance of the structure, the structure was analyzed and a DPR survey was prepared by Ward Hill, Consulting Architectural Historian (Exhibit G), who specializes in historic research, historic architecture, and historic preservation. In order to be considered eligible for listing in the California Register, the structure must meet one or more of the following California Register criteria:

1. It is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

2. It is associated with the lives of persons important to local, California, or national history.

3. It embodies the distinctive characteristics of a time period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, state or the nation.

As described in the study, Mr. Hill found the structure does not meet any of the criteria listed above and the structure is not eligible for listing in either the California Register of Historical Resources or the National Register of Historic Places.

In 2011, the City Council appointed a seven member committee, comprised of two Planning Commission members and five members of the public, who were tasked with re-evaluating the City's Downtown Historic Preservation policies, guidelines, and process. This committee is referred to as the Historic Preservation Task Force. The Task Force has the following objectives:

- Create a definition for teardown verses remodel.

- Evaluate historic neighborhoods.

- Ensure consistency with the General Plan, Downtown Specific Plan, and Downtown Historic Resource List and Map.

In September 2012, the Task Force developed a Draft Pleasanton Downtown Historic Context Statement (PDHCS). The PDHCS document is intended to bring a greater level of consistency to the city's historic preservation efforts and would establish criteria for determining the historical significance of properties in the downtown area which would assist decision makers in considering what is important to preserve or restore. The PDHCS describes several themes important to the historic development of Pleasanton. The Context Statement provides a framework for evaluation potential historic resources in Pleasanton.

Although the Historic Architecture Evaluation Report states that the existing house does not meet the criteria of a historic resource or place, the applicant is aware that the work of the Task Force is still on-going and, therefore, the applicant is proposing to retain the two-story, two-unit residential building, located on the northern portion of the property. Ponderosa is not proposing any façade improvements (e.g., paint, roof, etc.) for the existing house. Ponderosa is proposing site improvements that consist of a new 6-foot tall wood fence and landscape (i.e., trees, shrubs and groundcover) along the eastern side yard and a portion of the front yard where asphalt currently exists. The Planning Commission may want to consider a dialogue with the applicant regarding their willingness, if any, for additional improvements (e.g., paint, reroof, carport/garage, etc.).

Cultural Resources

At the applicant's request, Basin Research and Associates prepared a Cultural Resources Review of the subject property and house. Dr. Colin Busby, the Report's author, found no archaeological resources in or adjacent to the proposed project site. Furthermore, the house is not designated or determined for any state, local or federal historic resource listing. Dr. Busby noted that no subsurface testing for buried archaeological resources was conducted and that if any unanticipated prehistoric or significant historic cultural material, as defined in the Report, are exposed during construction grading and/or exaction, operations should stop within 25-feet of the find and a qualified professional archaeologist contacted for evaluation and further recommendations. Staff has added a condition of approval to reflect this recommendation. The Cultural Resources Review Report is attached as Exhibit H for reference.

Traffic and Circulation

The Pleasanton General Plan exempts the Downtown Specific Plan area from the Citywide Level of Service (LOS) D standards although improvements at downtown intersections may occur where necessary and when consistent with the character of the downtown. Downtown Specific Plan streets and intersections were built prior to modern road standards and lack the necessary right-of-way for major roadway improvements. Furthermore, removing on-street parking, adding additional travel lanes, and reducing sidewalk width – the types of traffic improvements that are typically required – would be inconsistent with the desired pedestrian character for the Downtown.

The proposed project is considered a small-scale project located in the Downtown, and, for these reasons, does not require a traffic study. The residential use and proposed site layout are not anticipated to create any unique traffic or circulation circumstances. The applicant would be required to pay the City and Tri-Valley traffic fees as part of the project.

The applicant will pay the proposed development's pro-rata share of the City's planned Stanley Boulevard reconstruction to modify and improve Stanley Boulevard that will improve vehicular, pedestrian, and bicycle circulation on this section of Stanley Boulevard between Main Street and Stanley Boulevard. Vehicular access to the development will only be provided from the single private street off Stanley Boulevard, which is preferred from a traffic safety and flow standpoint.

Therefore, the reduced density project combined with the Stanley Boulevard reconstruction will result in a proposed development that will be consistent with the City's traffic safety and accessibility standards.

Parking
As part of the Stanley Boulevard reconstruction project, a paved parallel parking lane will be provided on the north side of Stanley Boulevard with no parking allowed on the south side of Stanley Boulevard. Two garage parking spaces will be provided per new unit. The proposed parking ratio for the revised development plan with 12 new units, a total of 24 garage parking spaces, and 12 on-street guest parking spaces will equal three parking spaces per new unit. The residential driveways will be at least 21-feet long and able to accommodate parked vehicles with the garage door in a closed position. Adding each unit's driveway apron parking will increase the assigned and guest parking to a total of 60 parking spaces or five parking spaces per unit with each unit having four "assigned" parking spaces in the unit's garage and driveway apron.

As conditioned, the garages will not be allowed to be modified by the residents or used for storage in a manner that interferes with the ability to park two cars within the garage; residents will be required to park their vehicles in the garages; and driveways shall remain free of boats, trailers, campers, etc., to provide additional parking for guests and any additional vehicles owned by the residents. A condition of approval requires that these parking restrictions shall be recorded as restrictive covenants that will "run with the land" and, therefore, shall be binding on all future property owners.

Grading
The subject property generally has flat terrain, with the exception of the steeply-sloped portion at the rear of the property. Grading for the proposed project would be limited to that required for preparation of the building pads and foundations, streets, and utilities. Staff finds the proposed grading to be minor and acceptable. The Preliminary Geotechnical Investigation report with addendum and the Riparian Survey report provide recommendations for grading and related site improvements for the rear lots (4-7) due to their proximity to the Arroyo del Valle and steeply-sloped portions of the lot. A condition of approval requires the applicant to adhere to the recommendations in the two reports. Staff has included the Preliminary Geotechnical Report as Exhibit I and the Riparian Survey Report as Exhibit J.

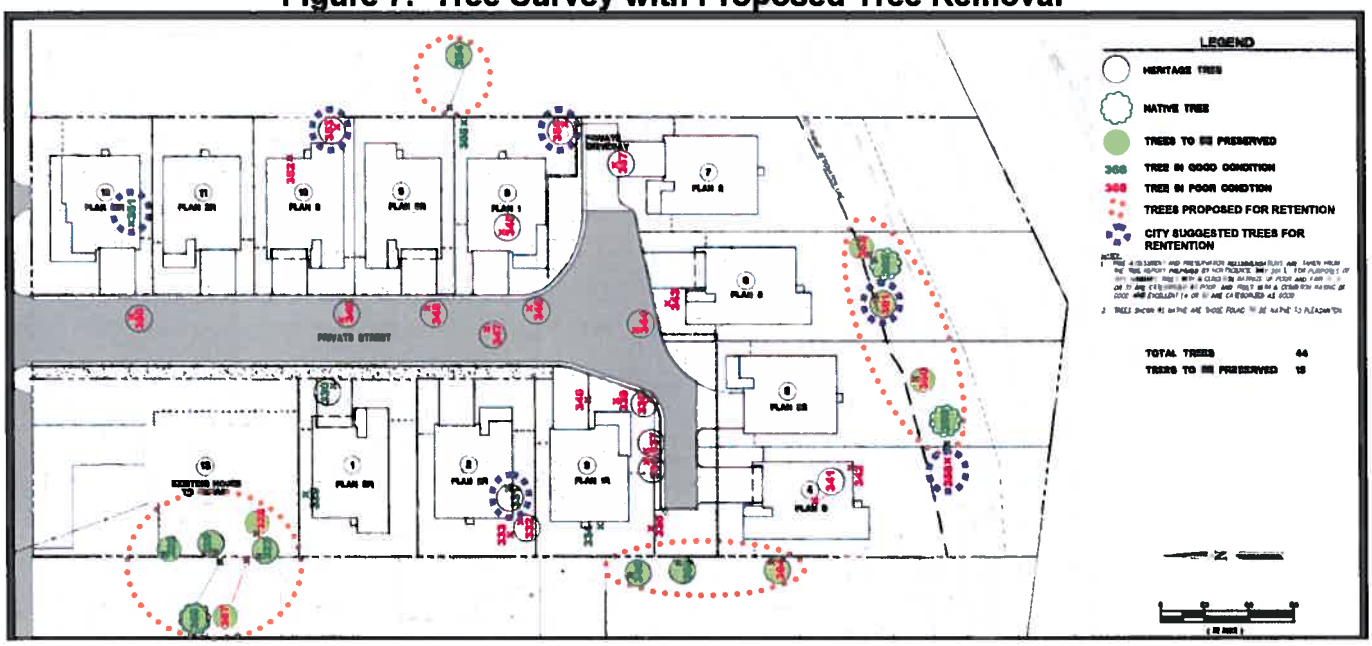
Drainage
In order to reduce stormwater runoff and polluntatns form the site, drainage from the roofs and lot surface drainage would be conveyed to and treated by vegetated swales. The landscaped treatment areas/swales are located on the east side of lot 13, south side of lot 8, and the north side of lot 4.

Utilities
Water, storm drain, and sanitary sewer lines would be private and extended from existing City mains in Stanley Boulevard up the private street to serve the new homes. All new on-site utilities to serve the proposed development (i.e., power, phone, cable TV, etc.) will be installed underground in joint utility trenches.

Tree Removal

The applicant is proposing to remove 29 of the 39 trees on-site, 18 of which are heritage-sized trees (as defined by the Municipal Code) to accommodate the proposed development. Of the 18 heritage-sized trees, 12 have a rating of three, four or five out of five. Please refer to Figure 7 (below) for the location of the trees to be removed.

Figure 7: Tree Survey with Proposed Tree Removal



The City's Landscape Architect, Mike Fulford, reviewed the tree report for the proposed development (Exhibit E) and conducted a site visit to the subject property to confirm the observations/summary that was prepared by HortScience. Mr. Fulford agrees with the estimated value of the trees, the health observations and other conclusions regarding the on-site trees. As indicated in the tree report, many of the trees are 'not suitable for preservation' based on the fact that they are located in areas that are proposed for development (i.e., building envelopes, roadway, etc.). Mr. Fulford noted that many of the trees that are 'not suitable for preservation' that are proposed for removal are "excellent specimens" and if the site plan were to be re-worked the trees could/should be retained. These trees include:

- Modesto Ash tree #351 (referred to as #251 [as a typo] on page 2 of the Report)
- Canary Island date palm #331
- Modesto Ash trees #353, 356 and 361
- Tree of Heaven # 358

The trees referenced above are circled in purple in Figure 7 (above). If the applicant were interested in rearranging the lot layout, the trees noted above could be saved.

Mr. Fulford believes that all of the trees located along the steeply-sloped creek bank should be retained. He also noted that the large Paradox walnut, located on the adjacent property to the east (tree #354), is an unusual and "magnificent" specimen and will require significant pruning in order to accommodate the proposed development and due to the sensitive nature of this species, its survival is questionable. The tree has an appraised value of $12,700 and Mr. Fulford would like the Tree Preservation Guidelines presented in the Report to be followed meticulously.

Ponderosa will be required to remit the full appraised value of all trees to be removed, similar with other development projects they have constructed in Pleasanton, and a bond, or other financial security acceptable to the City, will be required for no less than two years after project completion to ensure the survival of the trees to be preserved (both on- on off-site). A condition of approval has been added to reflect these requirements.

Noise and Vibration

External noise sources that could affect the site include noise from the railroad to the north and traffic on Stanley Boulevard, also to the north. For single-family housing projects, the City's General Plan requires that private yard areas excluding front yards not exceed 60 day/night average decibels (dB Ldn) and that indoor noise levels not exceed 45 dB Ldn. In addition, if the noise source is a railroad, an exterior noise level up to 70 dB Ldn is allowed and indoor noise levels cannot exceed a maximum instantaneous noise level (Lmax) of 50 dB in bedrooms and 55 dB in other rooms. Please refer to Exhibit K for the noise analyses, with addendum, that were prepared for the proposal.

In order to meet the General Plan noise standards, the noise study required the following mitigation measures:

- Install a 6-foot tall acoustically effective barrier along the rear and portion of the street side yard of Lot 12. The applicant proposes a 6-foot tall wood sound fence at these locations.

- Install windows and exterior doors per the Sound Transmission Class (STC) ratings of 28 to 42 depending on lot, floor level, and occupancy of the room/area shown in Table III on page 7 of the Noise Assessment Report (Exhibit K).

- The homes would need to be provided with forced air mechanical ventilation (i.e., air conditioning) so that windows and doors may be closed at the discretion of the occupants to control noise.

A condition of approval requires that the applicant comply with the recommendations of the noise study. Staff notes that the above mitigations address train engine/wheel noise but exclude mitigation for train horns, which may require mitigations that are infeasible and/or unacceptable from a design and neighborhood impact standpoint (e.g., tall sound walls). The General Plan indicates the City Council will evaluate the requirement to achieve the General Plan noise standards in the Downtown on a case-by-case basis. A condition of approval is included that requires disclosure of frequent train whistle noise.

Noise Impacts on Adjacent Properties

The development of residential uses on the property will generate added urban noise, such as traffic, landscape maintenance activities, etc. However, noise levels will not change substantially from those currently experienced in the area. Ambient noise levels could actually decrease for some of the adjacent properties due to the shielding of traffic noise by the proposed fencing and buildings.

Short-term construction noise would be generated during any new construction on this site. The City normally allows construction hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, with Saturday construction allowed if nearby residents are unlikely to be impacted by construction noise or activities. Since there are existing residences directly adjacent to the proposed project site, staff is recommending that Saturday construction not be allowed. Staff is recommending a condition that would allow the Director of Community Development to approve earlier construction "start times" or later "stop times" only for specific construction activities (e.g., concrete pouring) if it can be demonstrated to the satisfaction of the Director of Community Development that the expanded construction hours are necessary (e.g., the concrete foundations need to be poured early due to weather conditions). Construction equipment would be required to meet DMV noise standards and be equipped with muffling devices.

Vibration

As required by the General Plan, the noise study is required to include an analysis of railroad-induced ground vibration. The General Plan requires that the project demonstrate that it would be compatible with the vibration impact criteria established by the Federal Transit Administration (FTA). Some of the homes may need to have spread foundation footings or post/beam foundations, resulting in a raised first floor with a "crawl" space underneath the floor, instead of slab on-grade foundations in order to meet the FTA criteria.

The foundation system design will be determined with the building permit based on the analyses provided by the applicant's consultants including the architect, soils engineer, structural engineer, and noise consultant subject to City review and approval. A raised foundation, if found to be necessary, may increase the height of the homes on these lots by 30-inches to 36-inches. The draft conditions of approval allow for flexibility should this be required.

Green Building

The proposed homes exceed 2,000 square feet; therefore, the applicant is required to comply with the City's Green Building Ordinance. The applicant has submitted a Green Building checklist that incorporates a number of green building measures into each new home. The PMC requires a minimum of 50 total points. As proposed, each home is anticipated to achieve 87 points. Please refer to Exhibit F for the Green Building checklist. The State's Green Building Standards Code (CALGreen) will also apply to the proposed development and is similar to the green building measures that the City's Green Building Ordinance currently requires.

Architecture and Design
The Downtown Specific Plan (DTSP) states that the design of new buildings should draw upon the primary exterior features of the Downtown's traditional design character in terms of architectural style and materials, colors, details of construction, height, floor area, bulk, massing, and setbacks. These elements should be consistent with those elements of buildings in the immediate neighborhood, and the design of the new buildings should not represent a significant departure from the existing neighborhood character.

The DTSP and Downtown Design Guidelines (DTDG) outline parameters related to new construction of residential structures and also provide guidance related to architectural details, materials, and windows. The DTSP and the DTDG have the following design criteria.

DTSP Design and Beautification Design Criteria (page76):

> Policy 17
> "Protect the established size and spacing of buildings in residential neighborhoods by avoiding excessive lot coverage and maintain appropriate separations between buildings."
>
> Policy 20
> "Encourage garages at the rear of lots."

DTDG Residential Guidelines for New Construction, Remodels and Additions (page 35) states:

> Siting
> "Continue the existing density and spacing of homes. Match the side yard setbacks of surrounding homes."
>
> "New homes should face the street."
>
> "Place garages in the rear of lots."
>
> Height & Mass
> "Floor area of new homes and additions to existing homes are to be compatible with surrounding houses."
>
> "Reflect the general massing of surrounding homes, including roof forms and step backs, front porches, bay windows, and balconies."
>
> Design
> "New construction, additions and remodels should reflect the architectural style and detailing of the surrounding neighborhood."

The project proposes three different plans that are all two-story homes with two elevation styles ("Craftsman" and "Cottage"). Six different color schemes generally comprised of brown earthtone colors, with other accent colors, are proposed for exterior paint, stone, siding, and roofs. Copies of the proposed color and material board for each color palette have been

included with the Commission's packet (Exhibit B). The color and material boards with the original color paint chips will be available at the hearing for the Commission's viewing.

The "Craftsman" and "Cottage" style of architecture is an acceptable style for Downtown and would be compatible with the eclectic style of homes on Stanley Boulevard and found in the Downtown. The design guidelines adopted for the Downtown (Downtown Design Guidelines) stress the use of traditional materials, finishes, colors, and detailing. Staff finds the stucco, siding, and stone wall materials, composition shingles, garage doors, porch railings, and wrought-iron and wood planter boxes to be consistent with the guidelines. Window treatments (sills and trim) meet the guidelines' suggestions for traditional details in such features. The applicant has provided architectural detailing and accent relief on the front building elevations to break up the two-story facades and provide visual relief. Staff believes that the proposed color schemes are reminiscent of typical subdivision projects that are located throughout Pleasanton. The Planning Commission may wish to discuss alternative colors for the proposed homes within this development in order to add more character which is typically found in homes located in the Downtown area.

The applicant has proposed to use quality vinyl windows. In the Downtown, staff prefers that traditional wood-framed/sashed windows be used. Staff acknowledges the cost of these windows and generally supports the use of quality fiberglass- or vinyl-framed/sashed windows provided they have a similar frame and sash thickness as found on a traditional wood-framed/sashed window. Furthermore, when simulated mullions (grids) are used, staff prefers that the mullions be raised on the exterior of the window rather than located between the glass panes. For this project, some of the windows will require high STC ratings to mitigate train noise and staff acknowledges that it may be difficult for the applicant to find windows that comply with these window requirements. Therefore, staff's recommended condition requires that the proposed vinyl windows have a similar frame and sash thickness as found on a traditional wood-frammed/sashed window and that raised exterior mullions be used unless the required noise mitigation for this project prevents compliance with this condition.

The Downtown Design Guidelines state that detached garages are preferred and should be placed at the rear of the lots. All of the homes would have attached garages located at the front of the home. Staff believes that the garages, although attached and located at the front of the homes, meet the intent of the guidelines in that they would not be highly visible from Stanley Boulevard.

Overall, staff believes that the building designs are attractive, and that the articulation, finish, and materials are appropriate for the Downtown, comply with the Downtown Design Guidelines, and would complement the existing buildings on Stanley Boulevard and other areas in the Downtown.

Floor Area Ratio (FAR)

The new lots would range in size from 3,715 square feet (lots 9 and 10) to 5,821 square feet (lot 4) (net area) and the homes would range in size from approximately 2,182 square feet to 2,624 square feet. The resulting FARs would range from 38 to 70 percent. While FARs higher than the 40% maximum are allowed for the R-1-6,500 Zoning District, which requires a

minimum lot size of 6,500 square feet, the proposed FARs are not exceptionally large when compared to FARs on similarly sized lots in recent PUD projects in the Downtown.

For comparison purposes, the table below lists the lots sizes, house sizes, and FARs of the proposed project and some other small-lot single-family developments that were approved in the Downtown. Staff notes that these represent what was approved with the PUD development plans.

Table 3: Downtown PUD Comparison Table

Project	Lot Sizes	House Sizes	FARs
PUD-97 **(Proposed Project)** 13 (1 existing and 12 new) single-family homes	Lot 13 9,878 sq. ft. New Units 3,715 to 5,821 sq. ft.	Existing House < 2,000 New Units 2,182 to 2,624 sq. ft.	Existing House <20% New Units 38% to 70%
PUD-82 **4171, 4189 Stanley Blvd** 13 single-family homes	2,603 to 3,965 sq. ft.	1,599 to 1,920 sq. ft.	49% to 67%
PUD-90-08 **201-297 Del Valle Ct** 13 units (1 existing and 6 new single-family homes; and 6 new attached single-family homes)	3,947 to 6,647 sq. ft. (excluding attached single-family homes)	Existing House 1,735 sq. ft New Detached Units 1,628 to 1,993 sq. ft.	Existing House 26% New Detached Units 33% to 48%
PUD-37 **520 St. John Street** 6 units (4 single-family homes and a 2 unit apartment)	1,960 to 2,274 sq. ft (excluding apt. unit)	1,221 sq. ft. (excluding apt. unit)	54% to 62% (excluding apt. unit)
PUD-55, **225 W. Angela St.** 5 (1 existing and 4 new) single-family homes	1,156 to 3,187 sq. ft.	Existing House 1,036 sq. ft New Detached Units 1,117 to 1,586 sq. ft.	Existing House 33% New Detached Units 75% to 97%
PUD-64 **4238 First St.** 5 (1 existing and 4 new) single-family homes	2,018 to 4,606 sq. ft.	Existing House 1,210 sq. ft New Detached Units 1,713 to 1,919 sq. ft.	Existing House 26% New Detached Units 81% to 89%
PUD-72 **4693, 4715 Augustine St** 6 (3 existing and 3 new) single-family homes	2,010 to 3,820 sq. ft.	Existing Homes 878 to 1,844 sq. ft New Detached Units 1,630 to 2,360 sq. ft	Existing Homes 29% to 53% New Detached Units 66% to 81%

Staff notes that townhomes typically do not have front or side yards included in the lot areas and typically have FARs exceeding 100%. Therefore, a comparison of the proposed project's FARs with the nearby Del Valle Manor Townhome project would not be helpful. Table 4 (below) is a comparison of the combined total FAR of the subject site (total square footage of all of the homes divided by the total developable land area of the site) and the nearby Del Valle Manor townhouse development.

Table 4: Del Valle Manor Townhome and PUD-97

Project	Lot Sizes	House Sizes	FARs
PUD-97 (Proposed Project) 13 (1 existing and 12 new) single-family homes	80,150 sq. ft. (Developable land)	28,738 to 32,320 sq. ft.	36% to 40%
PUD-85-07 Del Valle Manor Townhomes 36 townhomes	112,454 sq. ft.	49,080 sq. ft. ±	44%

Staff finds the proposed lot sizes, house sizes, and FARs to be acceptable and consistent with the pattern of approved residential developments within the Downtown.

Site Development Standards

The applicant is not proposing house additions; therefore, there are no site development standards for future additions to the homes. Should an addition, façade changes, site improvements, etc. be proposed for the existing house (lot 13) at a later date, said improvements will be subject to the development standards of the R-1-6,500 Zoning District and will be subject to review and approval by the City prior to any improvements taking place. Said review could include, but is not limited to, staff level Design Review with supplemental documentation (i.e., addendum to the DPR) for said improvements. The proposed accessory structure site development standards, discussed on pages 9 and 10 of this report, are satisfactory and similar to standards created for other small-lot developments in the City. A condition of approval has been added pertaining to rear yard improvements for lots 4-7. Grading, improvements, development, including, but not limited to, accessory structures, etc. will not be allowed within 30-feet of the center line of the creek or 20-feet from the top of bank. Given these lots proximity to the Arroyo del Valle, lot specific Geotechnical Reports will be required should future property owners' desire site improvements/changes that will alter the draining, grade, etc. of the rear lot.

Common and Private Open Space

No common open space/recreation areas are proposed. Private, individual open space would be provided in the yard areas of each lot. Being a small-scale, infill project located in the Downtown, the steep-slope of the southern portion of the project site, and given the proposed retention of the existing residence, staff does not believe it would be feasible to accommodate

a common open space/recreation area within the development. The General Plan indicates that parks should be located within one-half mile of the residential area they serve. The project site is located within one-half mile of the following: Amador Valley Community Park, Kottinger Village Community Park, Delucchi and Lions Wayside Parks, Veterans Plaza Park, and Main Street Green. Staff acknowledges that some of the above-listed parks would entail crossing an arterial to reach them, making them less desirable for day-to-day use by residents. Overall, staff is satisfied that the private yards and surrounding parks will substantially meet the residents' park and open space needs. Furthermore, the applicant will be providing an easement to the City for a future trail. The easement and trail would generally be aligned below the top of slope and along the flatter portions of the embankment, near the creek.

Landscaping and Fencing

Staff finds the proposed landscape design, densities, and species to be acceptable. The Planning Commission may want to discuss the feasibility of Ponderosa including landscaping in the front yard area of the existing caretaker's home (lot 13). A condition of approval requires the frontage landscaping be adjusted to accommodate the City's planned Stanley Boulevard street improvements.

Fencing locations and elevations have been shown on the landscaping and site plan in Exhibit B. Ponderosa has indicated that they will work with the adjacent, east side, property owner regarding an enhanced fence or masonry wall along the shared east boundary line. However, Ponderosa would like to receive final City approval regarding the number of lots and a better understanding of the associated grading, survey of boundary lines and potential encroachments onto the new rear lots (lots 7-12) prior to committing to a masonry wall along the shared property line. A condition of approval has been added to reflect any change in fencing design, material, height, location etc.

Climate Action Plan

On February 7, 2012, the City of Pleasanton adopted a Climate Action Plan (CAP). The CAP was reviewed by the Bay Area Quality Management District and was deemed a "Qualified Greenhouse Gas Reduction Strategy" in accordance with the District's CEQA guidelines. Implementation of the CAP will occur over several years and will consist of amendments to regulations and policies related to Land Use and Transportation, Energy, Solid Waste, and Water and Wastewater, which will result in reductions in greenhouse gas emissions in compliance with the targets set by AB 32 California's Global Warming Solutions Act. Staff has analyzed the consistency of this project with the CAP and is recommending several conditions of approval which address specific supporting actions included in the CAP.

Staff and the applicant met on multiple occasions to discuss changes to the plans prior to presenting a formal application to the Planning Commission. As a part of those conversations, staff initially believed that retaining the existing house that faces Stanley Boulevard and the topography of the rear of the site warranted removing the proposed pedestrian walkway to Vervais Avenue and, thus, it would not be required as a part of the CAP. However, staff has reassessed the CAP requirements and found that the pedestrian walkway is a requirement. Although the new street will be private, the Climate Action Plan requires new projects to include pedestrian and bicycle access through cul-de-sacs, therefore, the applicant will be required to install a pedestrian walkway that provides direct access to Vervais Avenue and

Arroyo Green at Main. Staff has added a recommended condition of approval that the applicant will work with staff in incorporating a pedestrian walkway within the development, likely to be located on the south side of lot 3, to Vervais Avenue. However, the applicant does not agree with staff's recommendation to add the pedestrian walkway and requests the Planning Commission discuss this requirement prior to making a formal recommendation on the project.

Additional CAP conditions include, but are not limited to, drought-resistant planting in lieu of lawns, reclaimed wastewater, and rain harvesting. Staff believes, as conditioned, the project meets the CAPs requirements for a detached, single-family, in-fill development. Staff has included the CAP checklist as Exhibit L of this report.

PUD CONSIDERATIONS

The Zoning Ordinance of the Pleasanton Municipal Code sets forth purposes of the Planned Unit Development District and "considerations" to be addressed in reviewing a PUD development plan. Staff has provided those considerations and staff's analysis below.

1. **Whether the 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. The subject development would include the installation of all required on-site utilities with connections to municipal systems in order to serve the new lots. The project will not generate volumes of traffic that cannot be accommodated by the existing City streets and intersections in the area. The structures would be designed to meet the requirements of the Uniform Building Code, Fire Code, and other applicable City codes. The proposed development is compatible with the adjacent sites and uses and would be consistent with the existing scale and character of the area. Adequate setbacks would be provided between the new dwellings and the existing structure and adjacent properties. Additional improvements (e.g., structures, grading, fencing, etc.) are prohibited along the rear portion of lots 4-7 as required by the Preliminary Geotechnical Report in Exhibit I.

Therefore, staff believes that the proposed PUD development plan is in the best interests of the public health, safety, and general welfare, and that this finding can be made.

2. **Whether the plan is consistent with the City's General Plan and any applicable specific plan:**

The subject site's General Plan and Downtown Specific Plan Land Use Designation of "Medium Density Residential" requires projects to have densities between two to eight dwelling units per acre. The proposed detached single-family residential housing development with a density of 7.0 units per acre is consistent with the General Plan and Downtown Specific Plan land use designation for the site. The proposed project would further several General Plan Programs and Policies encouraging new housing to be developed in infill and peripheral areas which are adjacent to existing residential development, near transportation hubs, or local-serving commercial areas and for the City to attain a variety of housing sizes, types, densities,

designs, and prices which meet the existing and projected needs of all economic segments of the community.

Staff concludes that the proposed development plan is consistent with the City's General Plan and Downtown Specific Plan, and staff believes that this finding can be made.

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

The project site is surrounded by a variety of uses: single-family homes, townhomes, offices, and personal services. As conditioned, staff believes that the proosed residential lots and homes would be compatible with the surrounding uses. The homes have been sited to minimize impacts on surrounding neighbors to the extent feasible and have been designed to reduce their mass and not overpower the site. The majority of the subject property generally has flat terrain, except for the rear steeply-sloped portion of the lot. The rear portion has a General Plan Land Use Designation of Open Space – Public Health and Wildland and will not be developed. Grading of the site will be limited to the creation of the pads for the future homes and to achieve proper drainage. The new homes are generally at the same elevation as the existing structures on the adjacent properties.

Therefore, staff believes that this finding can be made.

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

Graded areas have been minimized to the extent feasible to preserve the natural topography of the site. City building code requirements would ensure that building foundations, on-site driveways, and parking areas are constructed on properly prepared surfaces. The proposed development would provide adequate drainage to prevent flooding. Erosion control and dust suppression measures will be documented in the building permit plans and will be administered by the City's Building and Safety Division and Engineering Division. The site is not located within an Alquist-Priolo Earthquake Fault Zone. The flood hazard maps of the Federal Emergency Management Agency (FEMA) indicate that the subject property is not located in a flood hazard zone.

Therefore, staff believes that this finding can be made.

5. Whether streets and buildings have been designed and located to complement the natural terrain and landscape:

The project site is in a developed area of the City and would not involve the extension of any new public streets. The flat, developable portion, urban infill site has no constraints to either roads or buildings. Development of the site complements the natural terrain by making only minor changes as necessary to the site's existing, developable, relatively flat topography, The proposed buildings will be compatible in size and scale with surrounding structures and new landscaping would be installed to mitigate the loss of the existing trees.

Therefore, staff believes that this finding can be made.

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

As conditioned, the private street entry off Stanley Boulevard would be located and configured to provide adequate line-of-site viewing distance and to facilitate efficient ingress/egress to and from the project site. The private street is designed to provide adequate circulation for fire, police, and other emergency vehicles. The new homes would be equipped with automatic residential fire sprinklers.

Although the sites are not located within an Alquist-Priolo Earthquake Fault Zone, it would be subject to seismic shaking during an earthquake. The State of California provides minimum standards for building design through the California Building Standards Code. The California Uniform Building Code is based on the UBC and has been modified for California conditions with numerous more detailed and/or stringent regulations. Specific seismic safety requirements are set forth in Chapter 23 of the UBC. The State earthquake protection law requires that buildings be designed to resist stresses produced by lateral forces caused by earthquakes. The City implements the requirements of the California Building Code through its building permit process. The proposed project will be required to comply with the applicable codes and standards to provide earthquake resistant design to meet or exceed the current seismic requirements. A site specific soils analysis would be conducted in conjunction with the building permit review.

Therefore, staff believes that the plans have been designed to incorporate adequate public safety measures.

7. Whether the 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 insure that the desires of the developer and the community are understood and approved prior to commencement of construction. Another is to provide a mechanism whereby the City can designate parcels and areas requiring special consideration regarding the manner in which development occurs. Staff believes that the proposed project implements the purposes of the PUD ordinance in this case by providing a medium-density single-family housing project that is well-designed and sited on the subject property, that fulfills the desires of the applicant, and that meets the City's General Plan and Downtown Specific Plan goals and policies. Moreover, input from the adjacent property owners and Pleasanton residents has been sought and obtained through one work session; further opportunity for public comment will occur at the Planning Commission and City Council hearings.

Staff feels that through the PUD process the proposed project has provided residents, the developer, and the City with a development plan that optimizes the use of the infill site in a sensitive manner. Therefore, staff believes that this finding can be made.

PUBLIC NOTICE

Notice of this application was sent to all property owners within 1,000 feet of the subject property. Staff has provided the location and noticing maps as Exhibit M for reference. At the time this report was published, staff had not received public comments regarding this application.

ENVIRONMENTAL ASSESSMENT

In 2012, the City Council certified a Supplemental Environmental Impact Report (SEIR) and adopted the CEQA (California Environmental Quality Act) Findings and a Statement of Overriding Considerations for the Housing Element update and Climate Action Plan General Plan Amendment and Rezonings. This SEIR was a supplement to the EIR prepared for the Pleasanton 2005-2025 General Plan which was certified in July 2009. The subject property was one of the 21 potential housing sites analyzed in the SEIR. A total of 54 multi-family housing units were analyzed in the SEIR for this site.

The California Environmental Quality Act specifies that residential development projects, such as this site, that are proposed pursuant to the requirements of an adopted SEIR that has been prepared and certified are exempt from additional environmental review provided: 1) there are no substantial changes to the project or to the circumstances under which the project is being undertaken that involve new significant environmental effects or that substantially increase the severity of previously identified effects; or 2) that new information of substantial importance which was not known at the time the previous EIR was certified shows the project will have one or more significant effects not discussed in the EIR. Although the subject site was removed as a potential multi-family housing site, the SEIR analyzed development for 54 multi-family units. The project density currently proposed, 13 detached, single-family units, is significantly lower than analyzed in the SEIR and, therefore, staff does not believe that there are any changes in the project, circumstances, or new information causing new significant environmental effects. The applicant has provided site specific studies (e.g., noise, riparian, cultural resources, geological, etc.) to address development mitigations and staff has added conditions of approval to address additional mitigation measures that are specific to this site that were discussed in the SEIR and the Mitigation Monitoring and Reporting Program. Thus, staff recommends this project be reviewed without any additional CEQA review or process.

STAFF RECOMMENDATION

1. Find that no substantial changes have occurred and no new information has become available since the preparation of the SEIR, and find that the previously prepared SEIR, including the adopted CEQA Findings and Statement of Overriding Considerations are adequate to serve as the environmental documentation for this project and satisfy all the requirements of CEQA;

2. Find that the proposed PUD rezoning and development plan are consistent with the General Plan and Downtown Specific Plan;

3. Make the PUD findings for the proposed development plan as listed in the staff report; and

4. Adopt a resolution recommending approval for PUD-97, PUD rezoning of an approximately 2.1-acre site at 4202 Stanley Blvd from C-F (Freeway Interchange Commercial) District to

PUD-MDR/OS-PH & WO (Planned Unit Development – Medium Density Residential/Open Space – Public Health and Wildland Overlay) District and for PUD Development Plan approval to retain the existing residence, demolish the washroom structure with unit and storage accessory structure, remove the 32 mobile home spaces, and construct 12 detached single-family homes, subject to the conditions of approval listed in Exhibit A, and forward the application to the City Council for public hearing and review.

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