

**Planning Commission  
Staff Report**

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November 28, 2012  
Item 5.b.

**SUBJECT:** PUD-93

**APPLICANT:** Bruce Myers/ Danville School Street Investors, LLC

**PROPERTY OWNERS:** Danville School Street Investors, LLC  
Thrivent Financial Bank TR

**PURPOSE:** Application for Planned Unit Development (PUD) development plan approval to construct a four-lot detached single-family home development on an approximately 2.23-acre site (362 Sycamore Road and APN 948-17-7-4) within the North Sycamore Specific Plan area.

**GENERAL PLAN:** Residential -Low Density and Retail/Highway/Service Commercial, Business and Professional Offices

**SPECIFIC PLAN:** North Sycamore Specific Plan (PUD-Low Density Residential and PUD-Office).

**ZONING:** PUD-LDR/O (Planned Unit Development – Low Density Residential/Office) District.

**LOCATION:** 362 Sycamore Road and a vacant lot known as APN 948-0017-007-04

**EXHIBITS:**

- A. Recommended Conditions of Approval
- B. Written Narrative, dated “Received August 14, 2012”, Proposed PUD Development Plan, Arborist Report, Green Building Checklist, and Color/Material Boards, dated “Received October 1, 2012”
- C. Yard Determination for Each Lot
- D. North Sycamore Specific Plan Land Use Map
- E. Location Map/Notification Map

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## BACKGROUND

In June 1992, the City Council adopted the North Sycamore Specific Plan (NSSP) for a 135 acre region of South Pleasanton, generally east of Sunol Blvd. on the north side of Sycamore Road. In September of 1992, the NSSP area was pre-zoned with several PUD designations reflecting the NSSP land use plan but without a PUD development plan for any portion of the Specific Plan. The Specific Plan area was annexed to the City in June of 1993.

The proposed development involves Parcels 6 and 7 of the NSSP. Parcel 6, an improved lot of approximately 1.09 acres in size, has an existing single family home dating from the 1950s located in the front portion of the lot. The property is currently owned by a bank after it was bequeathed to a church by the previous owner (Jerry M. Wagner, Trust). Parcel 7, approximately 1.61 acres in size, is a vacant lot.

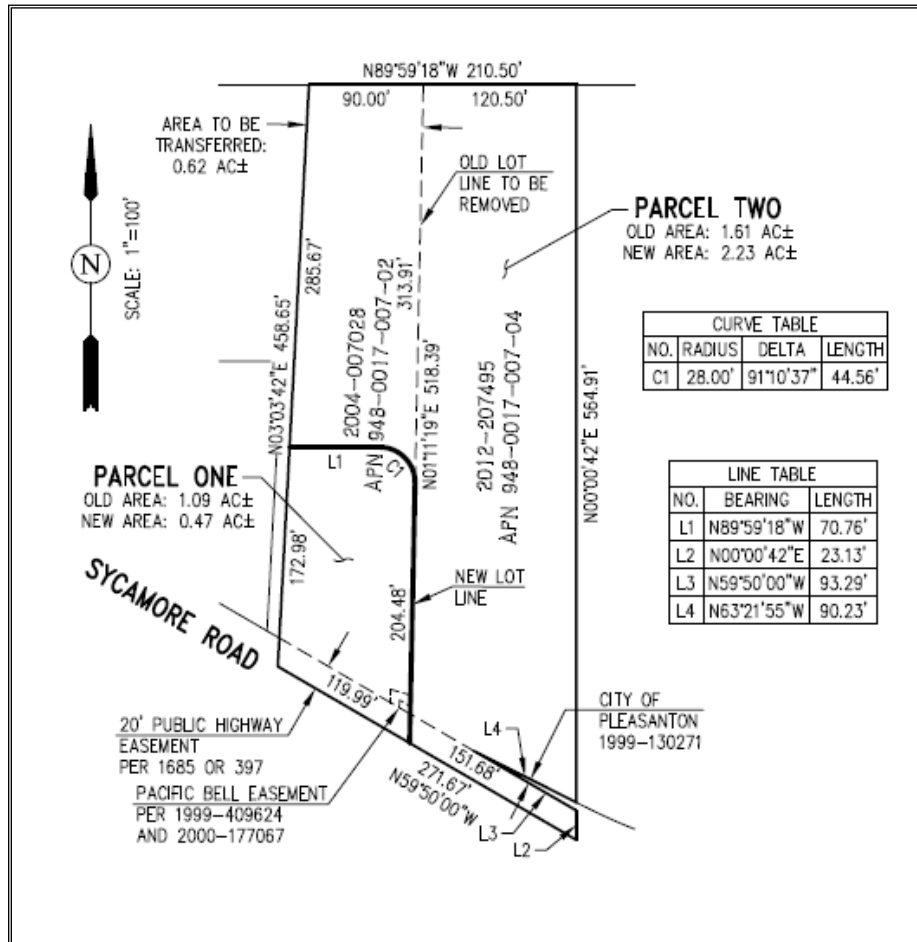
The NSSP has a dual land use designation for these two parcels – PUD-Low Density Residential and PUD-Office. The NSSP states that if these two parcels are developed jointly, they may be developed with office use. The NSSP also states that if Parcels 6 and 7 are developed separately, they must be developed with residential use.



Partial NSSP Land Use Map

Danville School Street Investors, LLC, owner of Parcel 7, wishes to develop this site for residential use. In addition, the applicant is acquiring the rear half of Parcel 6, approxi-

mately 27,000 square feet in area, and will merge it with Parcel 7. A lot line adjustment application for this land merger has already been approved, and will be recorded if the approval of this PUD development plan is approved. The resulting parcel to be developed will be 2.23 acres in size.



Recently Approved Lot Line Adjustment Between Parcels 6 and 7

### SUBJECT PROPERTY

The subject property is a long-narrow site on the north side of Sycamore Road. It is zoned PUD – LDR/O (Planned Unit Development – Low Density Residential/Office) District, and is covered by the North Sycamore Specific Plan (NSSP) and Final Environmental Impact Report (FEIR). The subject site is relatively flat with a few existing trees spread over the site and the Sycamore Creek diagonally crossing the site in the back.



362 Sycamore Road



Parcel 7 (Vacant)

Surrounding uses include a variety of single-family homes located to the south and east; single family homes and the recently approved memory care facility on the west; Sycamore Creek and Pleasanton Pioneer Cemetery on the north.

The existing accessory building that straddles the new property line between Parcel 6 and Parcel 7 will be demolished.

## PROJECT DESCRIPTION

### PUD Development Plan

With the approval of lot line adjustment application, the PUD development plan would allow subdivision of the combined approximately 2.23-acre site into four residential lots. The proposed lot sizes range from 0.34 acres (14,810 square feet) to 0.73 acres (31,798 square feet), with each lot's size as follows:

Lot 1:	0.51 acres = 22,215 square feet
Lot 2:	0.34 acres = 14,810 square feet
Lot 3:	0.73 acres = 31,798 square feet
Lot 4:	0.65 acres = 28,314 square feet

The proposed homes are two-story homes of a craftsman style design. The home size ranges from 3,340 square feet in floor area to 3,446 square feet in floor area. Each home would have an attached garage varying from 685 square feet to 826 square feet. The homes would have a maximum building height of 28 feet, measured from the grade to the peak of the roof.

A private driveway is proposed to come off of Sycamore Road. It would provide access to all four lots, and it would also be used for emergency vehicle access and certain utilities to serve the dwellings. No parking is allowed in the private driveway or on Sycamore Road.

A three-car garage is proposed for each home. Three parking spaces could be accommodated in each driveway area. In addition, additional parking area is available on Lots 1 and 4 outside the private driveway.

A bio-retention area would be located in the front of the proposed Lot 4 for stormwater treatment. As the city's stormwater system is located on Sycamore Road, the property owner of Lot 6 has agreed to grant a 10-foot wide private storm drain easement to the proposed development. This private storm drain easement would be located between the westerly property line of Lot 6 and the existing home on Lot 6.

An arborist report was submitted assessing the existing trees on the subject site. The report surveyed a total of 39 trees, 34 trees on site and five trees on the adjoining property to the east. The report recommends the removal of 16 trees located on the subject site. Among them, five are heritage-sized trees. The report is attached as Exhibit B.

The applicant intends to construct all homes and install all front yard landscaping. Complete building elevations and landscape/irrigation plans are submitted as part of the PUD development plan.

Staff notes that the front portion of Parcel 6 with the existing residence is not part of this PUD development plan.

## ANALYSIS

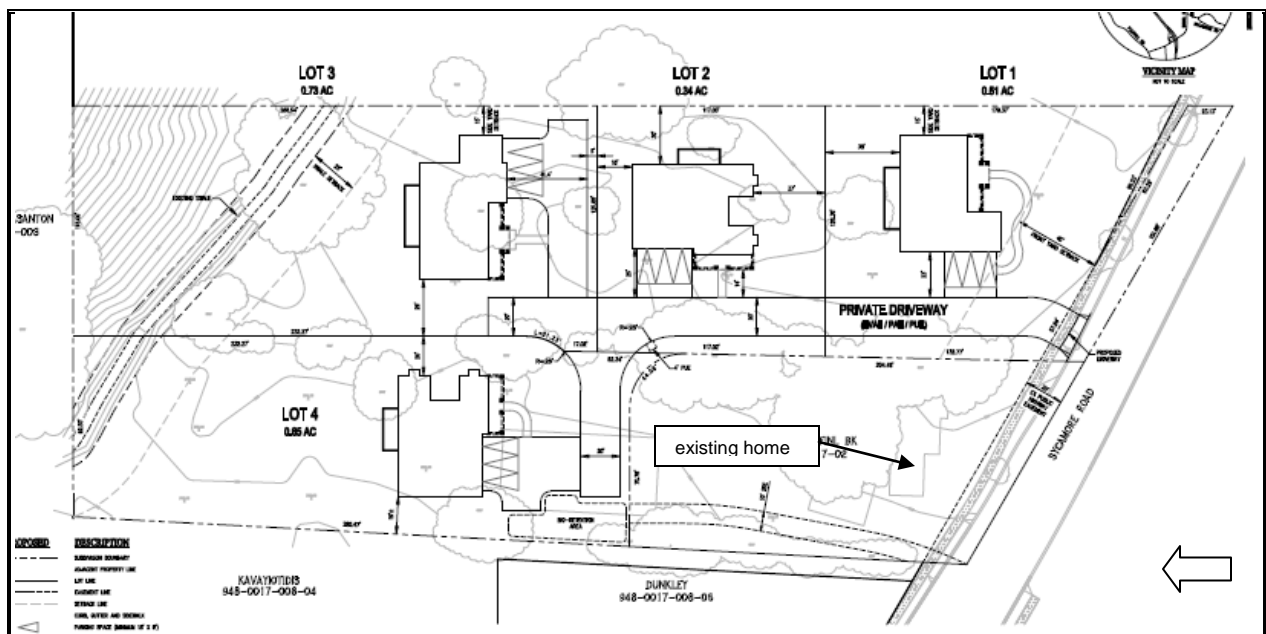
### North Sycamore Specific Plan

As mentioned previously, the North Sycamore Specific Plan (NSSP) has a dual land use designation for Parcels 6 and 7 – PUD-LDR and PUD-O. The NSSP’s Low Density Residential land use designation allows a density of 0-2 units/gross acre. The approved lot line adjustment resulted in an increase in lot area for Parcel 7 from 1.87 acres to 2.23 acres. With the proposed four lots on a 2.23-acre site, the proposed density is 1.67 units/acre and meets the required NSSP density range of 0-2 units/gross acre.

The NSSP allocated a total of five residential homes on Parcels 6 and 7. With the retention of the existing home on the front portion of Parcel 6 and the proposed four residential homes on Parcel 7 and the rear portion of Lot 6, it meets the allotted number of homes on Parcels 6 and 7. If the PUD is approved, no other residential units, other than second units, could be added to these lots or the lot with the existing home.

### Site Design

The proposed site design would place three new lots along the east side of the private driveway, and one lot on the west side of the driveway.



Five Residential Lots/Homes Layout for Parcels 6 and 7

The private driveway is 20 feet wide, adequate in width to accommodate emergency vehicle access. This driveway forks to the left (west) at the end to form a “Y” for emergency vehicle turnaround. A drainage swale, varying nine feet to 14 feet in width, is proposed along the west side of the driveway. This drainage swale is for stormwater treatment purposes and also serves as a buffer between the driveway and the adjoining property on the west.

### Sycamore Creek

Sycamore Creek runs diagonally across the rear of Lot 3 and Lot 4. Drainage along this portion of this creek is limited to low flows that are diverted at the western end of Sycamore Creek adjacent to Hidden Creek Court. The North Sycamore Specific Plan permitted this portion of the creek to be placed in a conduit as to allow maximum land use flexibility to existing and future owners. The applicant, however, has proposed to maintain this section of the creek in its natural state which is supported by staff.

Except for the portions of Sycamore Creek by Sycamore Creek Way and adjoining the PUD-A zoned properties of the Specific Plan, the NSSP did not specify a channel section for this portion of the creek leaving it, instead, to the development plan review. As conditioned, no grading would be allowed within 10 feet of the top-edge-of-bank or 25 feet from the centerline of Sycamore Creek, whichever is greater. As proposed, a 25-foot creek setback is shown on Lots 3 and 4. The applicant is aware that a creek protection plan detailing what can and cannot be done within the creek area and maintenance responsibilities would be required for review and approval by the Director of Community Development and the City Engineer prior to issuance of a grading permit for the overall development.

In addition, staff has referred a copy of the proposed development to California Department of Fish and Game, Regional Water Quality Control Board, and Zone 7 Water Agency in early September. To date, no comments have been received.

## **The Proposed Development Plan**

### Lot Size and Setbacks

The NSSP states that the development within the PUD-LDR district is generally intended to conform to the provisions and permitted uses contained within the R-1 One Family Residential District of the city’s municipal code, with a minimum parcel size of 12,000 square feet on flat land and a minimum parcel size of 15,000 square feet for sloping land or land which is located adjacent to the northern plan border. The subject site is relatively flat; however, it abuts the northern specific plan border. The proposed lot sizes range from 14,810 square feet to 31,798 square feet, with Lot 2 being the only lot less than 15,000 square feet in lot area. Lot 2 does not abut the northern NSSP plan border and it is on a relatively flat land. Thus, staff finds that the proposed development meets the lot size requirement of the NSSP.

The NSSP includes general site, yard, height and setback requirements for PUD-LDR lots. The follow table shows the general requirements by the NSSP and the proposed development standards:

The following table shows the proposed development standards:

	<b>NSSP</b>	<b>Lot 1</b>	<b>Lot 2</b>	<b>Lot 3</b>	<b>Lot 4</b>
<b>Lot Dimensions</b>					
Minimum Lot Area	15,000 sq. ft.(lots abutting NSSP plan border) 12,000 sq.ft. (lots not abutting NSSP plan border)	22,215 sq.ft.	14,810 sq.ft.	31,798 sq.ft.	28,314 sq.ft.
Minimum Lot Width	100 ft.	128.36 ft.	117 ft.	118 feet	100 feet
Minimum Lot Depth	125 ft.	156.07 ft.	127.2 ft.	250.4 ft.	285.67 ft.
<b>Setbacks</b> (see notes below)					
Front	75 ft.for lots fronting Sycamore Rd.; 25 ft. for others	45 ft.to bldg. 65 ft. to porch	51 ft. to bldg. 43 ft. to porch	46 ft. to bldg. 44 ft. to porch	73 ft. to bldg. 65 ft.to porch
One Side/ Both Sides	5 ft./30 ft.	15 ft./70 ft.	18 ft./55 ft.	15 ft./44 ft.	19 ft./39 ft.
Rear	25 ft.	38 ft. to bldg. 30 ft. to porch	30 ft. to bldg. 22 ft. to porch	178 ft. to bldg. 170 ft. to porch	168 ft. to bldg. 160 ft.to porch
Height	30 ft.	27'6"	28'	27'3"	27'3"
FAR	N/A	See FAR discussion below			

- Note:
- 1) Setback measurements are taken from 1) property lines; thus they include the 20-foot wide public utility easement (driveway/emergency vehicle access/public utility easement) and the bioswale.
  - 2) Front yard setback for Lot 1: 45 feet to the one-story portion of the home and 71 feet to the second-story portion of the home.
  - 3) The posts of open porches are allowed to encroach no more than five feet into the required 25-foot rear yard setback area.
  - 4) Height measurement shall be taken from the finished grade to the highest point of the building.

As the proposed development is a PUD, the yards (front, sides, and rear) need to be created by the proposed development plan. This yard determination should apply to any future home expansion. Staff recommends that the yards be designated as shown on Exhibit C. The proposed setback measurements include the driveway and bioswale easements. As proposed, staff finds the homes would be located at an appropriate and acceptable distance from the edge of the driveway easement, and this distance should be maintained. As such, staff has included a condition specifying site development standards.



The NSSP required parcels fronting the collector roadway to maintain a 75-foot minimum front yard setback. This front yard setback was required in order to ensure that the homes could meet the City's noise standards and to also increase the livability of these homes given that the traffic projections of the NSSP had estimated approximately 10,000 cars per day using Sycamore Road.

When Greenbriar's Bridle Creek PUD development plan was proposed in 1998, a subsequent noise study was prepared. The noise study found, due to a significant reduction in anticipated traffic volume on Sycamore Road from the NSSP anticipated 10,000 trips per day to approximately 4,550 trips per day, the homes did not need to have a 75-foot minimum front yard setback in order to meet the City's noise standards. As such, the Greenbriar PUD reduced the front yard setback to allow a 45-foot setback to one-story portions of the home and a 55-foot setback to two-story portions of the home. Since the approval of Greenbriar's PUD, this reduced front yard setback has been used in other residential developments within the NSSP area. Staff finds that it is reasonable to use this reduced front yard setback for the proposed PUD development plan. The proposed front yard setback of Lot 1 meets this requirement.

The NSSP does not specify a maximum house size or maximum Floor Area Ratio for lots that are in the PUD-LDR district. In 2005 the City Council approved a four-lot single family residential development (PUD-42; Bach/Lamb) located two lots to the east from the proposed project site. The approved PUD-42 follows the development standards of the R-1-20,000 District except for the FAR. The lot sizes for PUD-42 range from 17,900 square feet to 24,340 square feet. Instead of following the maximum 30% FAR of the R-1-20,000 District, the approval restricted the maximum floor area at 5,000 square feet for the three smaller lots ranging from 17,896 to 19,676 sq.ft. and 5,500 sq.ft. for the largest lot measuring 24,341 sq.ft. in area. Primary and accessory structures and garage area over 600 sq.ft. were calculated towards the house limit. Staff finds that the restriction on maximum floor area is appropriate as it would keep the proposed home size comparable to the surrounding neighborhoods and maintain the rural living environment. Staff recommends that the development standards of R-1-20,000 District be applied except that the building area be limited to 5,000 sq.ft. for Lot 2 and 5,500 square feet for Lots 1, 3, and 4. Staff further recommends that the maximum building area include primary and Class I accessory structures and garage area over 600 square feet. Please see the table below.

	Lot Area	Living Area	Garage Area	Proposed Sq.ft./FAR (excludes 600 sq.ft. of garage area)	Maximum Sq.ft. Allowed
Lot 1	22,215.6 sq.ft.	3,340 sq.ft.	685 sq.ft.	2,808 sq.ft./15.45 %	5,500 square feet
Lot 2	14,810.4 sq.ft.	3,446 sq.ft.	731 sq.ft.	3,557 sq.ft./24.2 %	5,000 square feet
Lot 3	31,798.8 sq.ft.	3,340 sq.ft.	826 sq.ft.	3,556 sq.ft./11.2 %	5,500 square feet
Lot 4	28,314 sq.ft.	3,446 sq.ft.	731 sq.ft.	3,577 sq.ft./12.6 %	5,500 square feet

## Design

The NSSP contains general architectural and landscape design guidelines covering the Low Density Residential development sites. The NSSP states that structures should be designed to harmonize with the natural setting and with neighboring homes. The design of the proposed homes resembles a craftsman style, echoing its semi-rural surroundings. The design features include wide covered porches on the front of the homes, large tapered square columns, and exposed gable ends. The second story portion of the home steps back from the first story to break the massing; roof pitch ranges from 5:12 to 8:12 with 18-inch deep eave overhangs. The windows would be a combination of single-hung windows, sliding windows, and fixed windows.

The NSSP further states that building materials and colors shall blend with the natural landscape. Stone and treated wood are encouraged for exterior surfaces. Where stucco is used it should be colored with a muted earth color. Color contrasts should be used judiciously. The color of the roof materials should also be earth tones and should be non-reflective. The proposed homes would have shingles, lapped siding, or board and batten siding with shingles, and composition roofs. The proposed color palettes show earth-tone colors to blend in with the surroundings. Staff finds that design of the homes compliments the surroundings and conforms to the design requirements of the NSSP.



Front Elevation of Lot 1

A window detail is included in the submittal showing a one-inch window recess from the window trim. Staff has been requesting windows and doors to be recessed two inches from the building wall to provide shadows and relief to enhance the building elevations if the building has a stucco finish not wood siding. Staff believes that a one-inch recess would be acceptable on the wood-sided homes that are proposed, provided the recess

is measured from the siding, not the window trim. A condition of approval addresses this item.

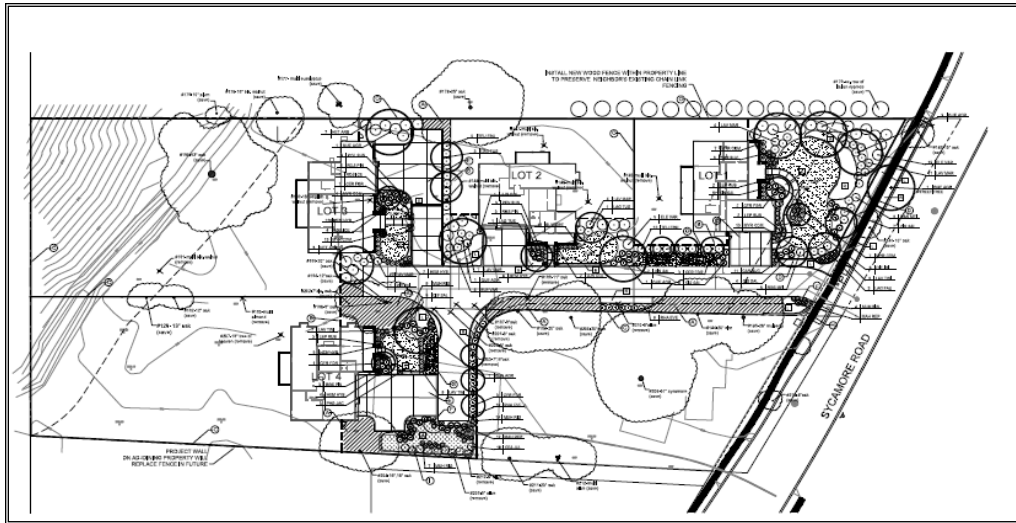
### Arborist Report and Landscape Design

An arborist report was prepared by HortScience. It surveyed 39 trees, including five off-site trees along the eastern property line (abuts the property at 386 Sycamore Road). Among the surveyed trees, 16 trees or 41% of the trees are valley oak with the remainder comprised of California black walnut, California sycamore, olive, plum, Chinese elm, almond, English walnut, and Tree of heaven. The arborist's report recommends the removal of 16 trees, six of which are heritage-sized trees. The following table lists the reasons and health conditions of the trees that are recommended to be removed.

Tree No.	Species	Heritage Tree	Health Condition	Reason for Removal
183	Calif. Black walnut	Yes	declining	Located at s/e corner of Lot 1; Poor suitability for preservation
186	Calif. Black walnut	Yes	declining	Located near new home on Lot 2; Poor suitability for preservation
187	Calif. Black walnut	Yes	declining	Located btw.new home and (e) P/L; Poor suitability for preservation
188	Calif. Black walnut	Yes	declining	Located btw. Lots 2 & 3; Poor suitability for preservation
189	English walnut	No		Impact by new home on Lot 3
191	Calif. Black walnut	No	declining	North of new bldg. on Lot 4; Poor suitability for preservation
193	Almond	Yes	declining	Located near the end of driveway;Poor suitability for preservation
197	Valley oak	No	moderate	Within new driveway
199	Valley oak	No	moderate	Within new driveway
201	Olive	No	moderate	Within new driveway
203	Coast live oak	No	good	Within new driveway
204	Valley oak	No	good	Within new driveway
205	Valley oak	No	moderate	Within new driveway
207	Tree of heaven	Yes	moderate	Located (n) of new home on Lot 4; Invasive species
209	Olive	No	good	Within bioswale
210	Olive	No	moderate	Within bioswale

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

To mitigate the loss of existing trees, the proposed landscape plan shows a variety of proposed trees such as redbud, coast live oak, pistache, and crape myrtle are to be planted along with a wide range of shrubs, such as toyon, sageleaf rockrose, breath of heaven, etc. The proposed plant species require low water usage with a few of medium water use. The trees would grow to a height of 25 feet at maturity except for California live oak which would reach to 60 feet at maturity. The NSSP recommends using trees and shrubs to visually soften the hard edges and plant materials whose mature height will not obstruct views. Staff believes the proposed landscape meets this requirement.



Proposed Landscape Plan

In the past, the Planning Commission and/or City Council have attempted to discourage tree loss in developments by adding an extra requirement to contribute the value of the removed trees to the City's Urban Forestry Fund. The Urban Forestry Fund is used to plant new trees in the City as well as conservation, promotion, and public education in regard to Pleasanton's street trees, park trees, and trees on private property. Staff normally tries to mitigate tree removal by requiring additional trees be planted on the site beyond what is normally required in production home developments (i.e., street trees and other trees installed in the front yards). In some developments, tree mitigation is required at a 6:1 ratio for each tree removed with a certain percentage of those trees being box-sized. In this case, the proposed development would remove 16 trees, valued at \$23,200, and replace them with 26 trees. The proposed landscape plan shows the following tree replacement.

Species	Quantity	Size
Coastal live oak	7 (does not include the street tree)	24" box
Pistache	1	15 gallon
Crape myrtle	8	15 gallon
Redbud	10	15 gallon

The proposed landscape plan does not include any additional trees beyond what is typically required for a production home development. There is room on each lot for additional tree planting, especially in the rear yard of Lots 3 and 4. However, the applicant may not desire to plant additional trees on the properties (e.g., it could be limited where the future homeowner could install improvements). Therefore, staff has included a condition which requires the applicant to mitigate the tree removal by planting additional trees on the lots and/or making a payment to the Urban Forestry Fund, subject to the satisfaction of the City Landscape Architect and Director of Community Development. Also, should the applicant increase the size of some or all of the 26 trees that are presently shown on the landscape plan, staff would support reducing the number of additional trees planted and /or payment to the Urban Forestry Fund.

### Fencing

The NSSP states that where appropriate, fencing should be of open construction that will not block scenic views. The applicant proposes a six foot solid fence to be installed along the east property line to provide needed privacy. To accommodate the request from the adjoining resident on the east side (the Greenes at 386 Sycamore Road), the applicant would like to modify the proposed fence that abuts the east property line with a six-foot tall solid fence with one-foot lattice on top, with a total height of seven feet. As the Greenes wish to keep the existing chain link fence that is located on the common property line, the proposed fence would be located on the subject site directly adjacent to the chain link fence. Staff finds that the proposed fence style is acceptable as solid fencing on side yards has been used in the other Low Density Residential developments of the Specific Plan area. The proposed fence would have a comparable height as the existing chain link fence; it also addresses the neighbor's privacy concern.

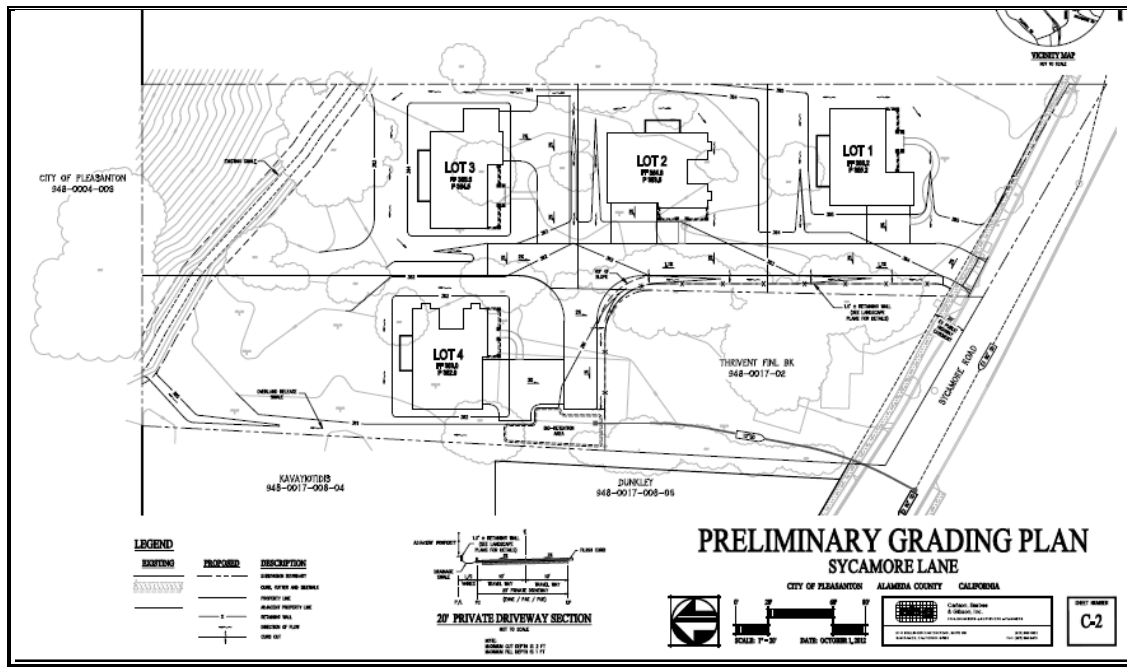
An existing wood fence is currently located along the western property line separating the subject site from the adjoining and currently vacant site where a memory care/assisted living facility has been approved. The approval of the care facility requires the construction of a 6-foot sound wall along the common property line. A six-foot solid fence is proposed to be directly adjacent to the wall. A six-foot solid wood fence is also proposed along the north property line where there is an existing chain-link fence.

As proposed, fences located along the east and north property lines would cross the creek. Staff does not support fencing across the creek or in the creek setback area. A condition addresses this item.

The applicant proposes a low 36-inch high decorative fence in the front yard of Lot 1. The existing front yard fences at the residential homes along Sycamore Road and Sycamore Creek Way are split-rail style fences. To provide and maintain a uniform appearance along Sycamore Road, the applicant is in agreement to change the front yard fence on Lot 1 from the proposed solid 30-inch high solid fence to a 36-inch high split-rail fence. A condition has been added to address this item.

## Grading/Urban Stormwater Runoff

The NSSP states that site development should minimize grading to the extent possible and take advantage of the topographic variation. The subject site is relatively flat; thus minor grading is proposed to prepare for the home foundations. As shown in the preliminary grading plan, the difference between the existing grades and the proposed house pads is less than 18 inches.



The applicant would install a bio-swale on the west side of the driveway. The bioswale would drain to the bio-retention area located on the west side of the site and then to the city's storm water system located in Sycamore Road via a private storm water lateral. Based on the project engineer's calculation, the bio-retention area is sized adequately to handle the anticipated stormwater runoff from the proposed development. As proposed, in case of a severe storm, overflow storm water runoff would be released to Sycamore Creek. Because of the proposed overland release swale into Sycamore Creek, staff has referred the proposed development to regulatory agencies, i.e. California Department of Fish and Game, Regional Water Quality Control Board, Army Corp. of Engineers, and Zone 7. To date, no comments have been received from these agencies. The applicant would need to obtain all necessary permits required by the regulatory agencies prior to the issuance of a building permit. A condition has been added to address this item.

## Circulation and Traffic

The City's Traffic Engineering Division has reviewed the proposed development. It finds that the proposed development conforms to the allocated residential dwelling units by

the NSSP; thus, the anticipated traffic volume generated from the proposed four single family residential homes can be accommodated by the existing roadway. As there is no curbside parking along Sycamore Road or within the private driveway, the proposed driveways and the extra yard area outside the driveway on Lots 1 and 4 would accommodate parking for guests. The Traffic Engineering Division finds that the proposed development is acceptable and a condition requires the project developer to pay the required regional and local traffic fees.

There is an existing bicycle lane along the north side of Sycamore Road. The bicycle lane striping currently stops at the project site. Staff has included a condition requiring the applicant complete the bicycle lane striping along the project frontage.

### **Green Building**

The Pleasanton Municipal Code requires single-family residential homes that are 2,000 square feet or more in size achieve a "green home" rating on the single-family green building rating system. The Green Points rating system establishes a minimum of 50 points for a home to be determined to be a "green home" with a minimum of 30 points in Energy, a minimum of five points in Indoor Air Quality/Health, a minimum of six points in Resources, and a minimum of nine points in Water. The GreenPoint rated Checklist submitted by the applicant shows a total of 69 points with 36 points in Energy, eight points in Indoor Air Quality/Health, nine points in Resources, two points in community, and 14 points in Water, exceeding the minimum requirements. A copy of the GreenPoint Rated Checklist is included in Exhibit B.

### **PUBLIC COMMENT**

Notices of the Planning Commission's public hearing on this item were sent to the home owners located within 1,000-feet of the subject property. At the time this report is prepared, no comments from the public were received.

### **PUD DEVELOPMENT PLAN FINDINGS**

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

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

The proposed project, as conditioned, meets all applicable City standards concerning public health, safety, and welfare, e.g. vehicle access, geologic hazards (not within a special study zone), and flood hazards. The proposed development

is designed to be compatible with the adjacent land uses, as well as the General Plan and North Sycamore Specific Plan designations for this site and all other relevant policies and programs. The project has been planned to allow the proposed development to connect to the existing infrastructure consistent with the infrastructure design parameters contained within the North Sycamore Specific Plan. The applicant has reached out to surrounding neighbors informing them of the upcoming project. As conditioned, staff feels that the design of the homes compliments the neighborhood. Furthermore, minimum grading would be performed on the subject site. The applicant would also be preserving the existing creek on the site. Therefore, staff believes that this finding can be made.

**2. Whether the proposed development plan is consistent with the Pleasanton General Plan and the North Sycamore Specific Plan:**

The North Sycamore Specific Plan was developed to implement the City's General Plan for the North Sycamore Area. The North Sycamore Specific Plan has been found to be consistent with the General Plan policies including development outside 100-year flood zone areas, development on stable soils, construction (future) of housing stock, development which respects existing residential neighborhoods, development which does not create traffic impacts beyond acceptable standards, and densities consistent with surrounding properties. The applicant is responsible for its pro rata share of the infrastructure financing plan which is also consistent with North Sycamore Specific Plan policies. Based on the analysis contained within this staff report, staff believes that, as conditioned, the subject development is consistent with both the General Plan and North Sycamore Specific Plan. Therefore, staff believes that this finding can be made.

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

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

As proposed, minimum grading would be performed, and as the result, the proposed building pads would be at a similar elevation as the existing grades. In addition, the proposed development is proposed in conformance with the current stormwater runoff requirements (C3). Staff believes that through the proposed conditions, grading and drainage issues would be adequately addressed. Therefore, staff believes that this finding can be made.



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

As conditioned, the proposed development of the site has been designed to be consistent with the requirements of the North Sycamore Specific Plan. The pad design on a relatively flat site would be consistent with the requirements of the NSSP. Excess storm water runoff would be directed into bio-swaales then the proposed bio-retention area before entering the City storm drain. Therefore, staff believes that this finding can be made.

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

The project site is in a developed area of the City and would not involve the extension of any new public streets. The proposed lots and homes would be located in an area of the site where the grades are not steep. The proposed homes will be compatible in size and scale with the existing homes in the neighborhood. The arborist report prepared for the proposed development surveyed a total of 39 trees and recommends the removal of 16 trees. New landscape plan includes the planting of 28 trees. Staff has included a condition which requires the applicant to mitigate the tree removal by planting additional trees on the lots and/or making a payment to the Urban Forestry Fund, subject to the satisfaction of the City Landscape Architect and Director of Community Development. Also, should the applicant increase the size of some or all of the 26 trees that are presently shown on the landscape plan, staff would support reducing the number of additional trees planted and /or payment to the Urban Forestry Fund. Therefore, staff believes that this finding can be made.

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

Through the provisions of the NSSP and the proposed conditions of approval, staff believes that all public safety measures would be addressed. The subject property is not located in an Alquist-Priolo Special study zone. The proposed drainage improvements are adequate to handle on-site stormwater runoff. All construction would be designed to meet the requirements of applicable Building, Fire, and other City codes. The proposed design of the shared private driveway and emergency vehicle turnaround at the end of driveway will create a safe circulation pattern. Therefore, staff believes that this finding can be made.

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

The development of the existing PUD zoning designations for the North Sycamore area recognized the fact that the PUD zoning district was needed in order to properly implement the North Sycamore Specific Plan and to facilitate development in a reasonable and orderly manner. The proposed PUD plan, as conditioned, is consistent with the NSSP and through the conditioning of the subject PUD development plan, the proposed project will substantially conform to the requirements of the NSSP. Therefore, staff believes that this finding can be made as conditioned

**ENVIRONMENTAL ASSESSMENT**

An Environmental Impact Report was prepared and certified for the North Sycamore Specific Plan. The California Environmental Quality Act (CEQA) specifies that individual residential development projects that are prepared pursuant to the requirements of an adopted specific plan, for which an EIR has been prepared and certified, are exempt from additional environmental review. The proposed development conforms to the NSSP. Therefore, no environmental document accompanies this report

**CONCLUSION**

Staff believes that the proposed project is very well designed and in keeping with the policies and requirements of the North Sycamore Specific Plan. Staff believes that the proposed project is designed in a manner that is compatible with surrounding properties. The proposal meets the intent and applicable requirements of the NSSP. Staff, therefore, believes that the proposed development merits a favorable recommendation from the Planning Commission.

**STAFF RECOMMENDATION**

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

1. Find that the proposed PUD Development Plan is consistent with the General Plan, the NSSP, and the purposes of the PUD Ordinance;
2. Make the appropriate PUD development plan findings as stated in the staff report; and
3. Adopt a resolution recommending approval of Case PUD-93 subject to Draft Conditions of Approval listed in Exhibit A.

Staff Planner: Jenny Soo, 9253.931.5615, email: [jsoo@cityofpleasantonca.gov](mailto:jsoo@cityofpleasantonca.gov)



## MEMORANDUM

**Date:** December 12, 2012

**To:** Acting Chair Phil Blank and the Planning Commissioners

**From:** Jenny Soo, Associate Planner

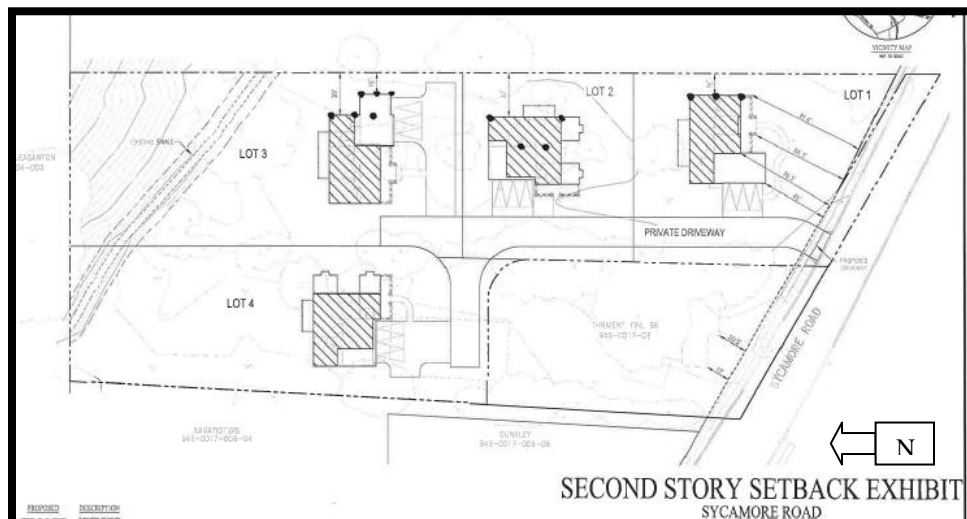
**Subject:** Item 6.a., PUD-93, Bruce Myers, Danville School Street Investment

At its meeting of November 28, 2012, the Planning Commission continued the item and requested the following:

- 1) Story poles be erected on the proposed Lots 1-3 to demonstrate the proposed building heights; and,
- 2) Clarification from staff concerning the North Sycamore Specific Plan and whether the specific plan restricted the construction of two-story buildings.

### Story Poles

At the direction of the Planning Commission, story poles were erected for Lots 1-3. Please refer to the Attachment 1 for story pole locations (shown in dots) on each lot. The hatched areas represent the second floor of each home.



## The North Sycamore Specific Plan:

The PUD-LDR land use allows a maximum building height of 30 feet. It does not specify a story limit. Page 32 of the NSSP states:

### 4. Site, Yard, Height and Setbacks

In general, site, yard, height and setback requirements should be as follows: minimum lot width of 100 feet (except Lot 10 may be 80 feet); minimum lot depth of 125 feet; minimum front and rear yards of 25 feet; (except as noted in Section 3 above), minimum combined side yard of 30 feet (one side minimum of 5 feet) and maximum height of 30 feet for main structure. These requirements provide only general guidance since the PUD classification allows consideration of site-specific issues. See also special height and setback guidelines for areas that have slopes, parcels that abut the northeastern drainage creek, and parcels that abut existing development to the north as described in the Design Guidelines portion of this element.

In addition, page 37, NSSP, third paragraph states:

#### **RESIDENTIAL (PUD-LDR)**

##### 1. Special Height and/or Setback Review for Lots Abutting Northern Study Area Boundaries

Special design review consideration should be given to properties abutting the northern study area boundary. Project applicants may be required to provide view studies at the planned development review stage to demonstrate view impacts. If necessary to prevent visual intrusion into existing residences to the north of the study area, various techniques including increased rear yard setbacks and/or single-story construction, judicious grading and careful window placement may be required to maximize privacy.

As mentioned in these sections, there are some special height and setback guidelines for areas that have slopes, parcels<sup>1</sup> that abut the northeastern drainage creek, and parcels that abut existing development to the north. These special guidelines do not apply to the subject project. However, as stated above, the 30-foot height limit is provided for general guidance and the PUD classification would allow the Planning Commission consider other requirements due to site-specific issues.

Page 32 of the NSSP also states:

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<sup>1</sup> Parcels that abut the northeastern drainage creek refer to Parcel 20 (page 37, NSSP)

## 7. Height/Privacy

Project applicants may be required to provide view studies at the planned development review stage to demonstrate view impacts. Various techniques including lot layout, judicious grading, setbacks, and window placement should be employed in the site planning to minimize view disruption and maximize privacy.

The subject site is relatively flat except for the creek area and the site does not abut the existing development to the north. When the proposed PUD development plan application was submitted, staff had informed Mary Greene twice via voice messages and then in person to let her know of the proposed development and inquired if she would like to review the proposal. Ms. Greene did not respond/declined to our invitation to review the plans. Based on these factors, staff did not require a view study. If the Planning Commission does not think the erected story poles adequately demonstrate the potential view impacts, the Planning Commission may require an additional study be prepared such as photosimulations.

### Comments from the Greenes

At the Planning Commission hearing on November 28, 2012, the Greenes expressed several comments. Each comment is listed below with staff's responses in italics.

1. The Greenes stated that their views to the Pleasanton Ridge would be blocked by the proposed development and their privacy would be damaged by the second floor windows on the east elevations.

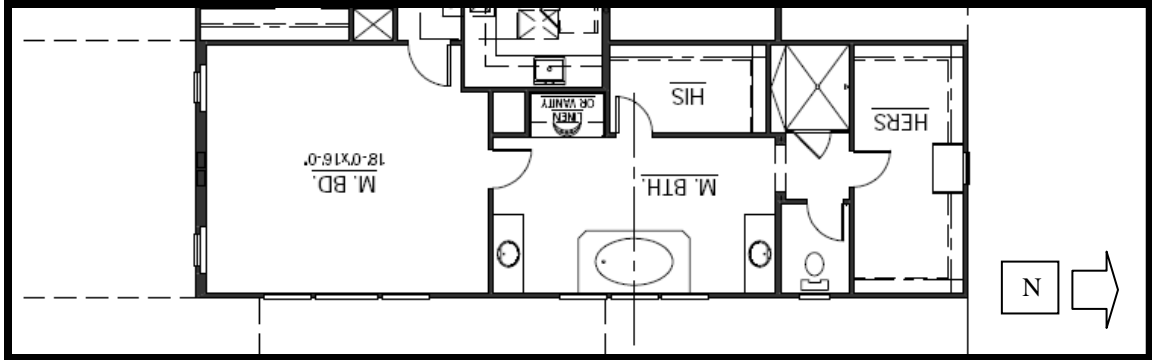
*Staff's Response: The Greenes currently have views to the Pleasanton Ridge through and between existing trees on their property as well as on the project site. The applicant has erected story poles on Lots 1-3. A site visit to the Greene's property indicates that some views of the ridge could be partially blocked by the proposed homes. On the other hand, the removal of the walnut trees on the project site may open up views to the ridge as well. Staff pointed out to the Greenes that the distance between proposed homes would continue to afford a view of the ridge:*

*Distance Between homes on Lots 1 and 2 = 75 feet  
Distance Between homes on Lots 2 and 3 = 64.4 feet*

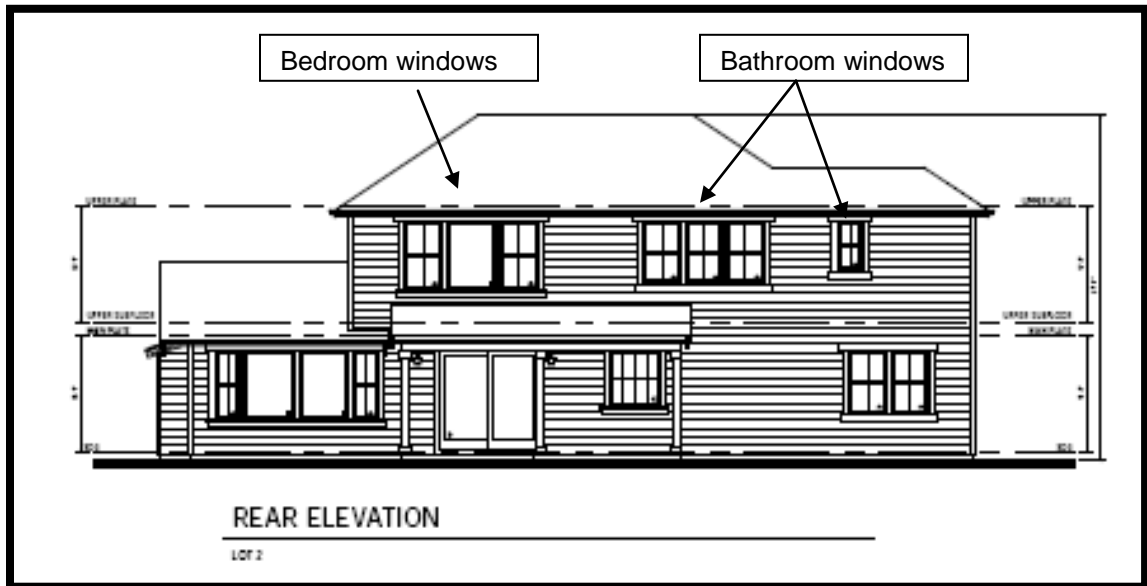
*(see site plan-aerial map overlay exhibit on the following page).*



*The Greene's residence is located near the middle of their lot, approximately 48.5 feet from the common property line separating the Greenes from the project site. As such the building on Lot 2 may be in more direct view from the Greene's house than the buildings on Lots 1, 3, and 4. The Lot 2 second-floor floor plan shows there would be several windows located on the east elevation (see floor plan and elevation drawing on the following page). It is possible to change the style of these windows to windows with a high window sill, utilize obscured glazing, or move/eliminate windows for privacy concerns. If desired by the Commission, a condition could be added to address this item.*



Partial Second Floor Layout (Lot 2)



Rear (East) Elevation of Lot 2

The Greens commented that major grading was required for the homes located at 6035 Sycamore Terrace and 6068 Sycamore Terrace in order to minimize damage to privacy and views, that building two story homes on top of each other is not consistent with the NSSP to maintain character of the existing neighborhood.

*Staff's response: Some grading was performed for the construction of 6035 Sycamore Terrace and 6068 Sycamore Terrace. Both homes at 6035 Sycamore Terrace and 6068 Sycamore Terrace are two-story homes. Please see the*

following table comparing the two existing homes and the proposed homes on Lots 1-3:

	<i>Original Grades</i>	<i>Building Pad</i>	<i>Building Height</i>
<i>6035 Sycamore Terrace</i>	<i>390' to 405'</i>	<i>390.25'</i>	<i>25'-9"</i>
<i>6068 Sycamore Terrace</i>	<i>380' to 391'</i>	<i>381'</i>	<i>25.1'</i>
<i>Lot 1</i>	<i>364' to 365'</i>	<i>365.2'</i>	<i>27'-6"</i>
<i>Lot 2</i>	<i>364'</i>	<i>363.8'</i>	<i>28'</i>
<i>Lot 3</i>	<i>363' to 360'</i>	<i>365.5'</i>	<i>27'-3"</i>

*The height of the proposed homes is comparable to the existing homes. The subject site, unlike the other two sites, is relatively flat and has similar grades to the Greenes. Therefore, there isn't an opportunity to lower grades and/or cut into a hillside to reduce the height of the proposed homes.*

*The NSSP does not prohibit two-story buildings. The proposed architectural style of the homes is compatible with the existing homes within the NSSP area. Staff believes the proposed development is consistent with the NSSP and compatible with the surrounding neighborhoods.*

The Greenes quoted language directly from page 5, NSSP, 5<sup>th</sup> paragraph:

The Citizen Advisory Committee's recommendations are summarized as following:

2. Land Use

- Rural views should be preserved and a spacious transition maintained between existing residences along the northern edge of the Specific Plan area and new development in the Specific Plan area, through the use of large lots, backyard setbacks and single-story construction.

*Staff's Response: The paragraph the Greenes quoted from the NSSP is one of the recommendations from the Citizen Advisory Committee to the City Council and is not an adopted regulation or policy. In addition, this recommendation refers to lots that border the northern boundaries of the NSSP area. The Greene's lot, however, abuts the project site on the east. The Pleasanton Pioneer Cemetery borders the subject site on the north.*

2. The Greenes believe that the eastern property line of the subject site should be recognized as the rear property line for the proposed development. The Greenes also believe that the proposed development presents issues related to privacy, light, and noise.



*Staff's Response: Given the proposed homes' orientation, the eastern property line would be defined as the rear property line for Lot 2 and it would be the side property line for Lots 1 and 3.*

*As mentioned previously, the Greene's residence is approximately 48.5 feet from the western property line. The following table shows the proposed setbacks and the approximate distance between the proposed homes and the Greene's residence.*

	<i>Setback to the Eastern Property Line</i>	<i>Approximate Distance Between the Proposed Home and the Greene's Residence</i>
<i>Lot 2</i>	<i>30 feet</i>	<i>30+48.5 = 78.5 feet</i>
<i>Lot 3</i>	<i>15 feet</i>	<i>15+48.5 = 63.5 feet</i>

*Staff believes the distance between the homes would allow for adequate light. The proposed development is a four-single-family-residential development. Therefore, staff does not anticipate the proposed development would generate excessive noise and will be subject to the noise limits of the PMC.*

*The Greenes are concerned with the house location on Lot 3. The proposed site plan for Lot 3 indicates that the building would be located nine feet from the edge of the private driveway. Staff believes that the home on Lot 3 could be shifted westerly by five feet which still maintaining an adequate setback from the private driveway. If the Planning Commission concurs, staff has drafted the following condition:*

*The proposed home on Lot 3 shall be shifted westerly by five feet. This revision shall be reflected in plans submitted for issuance of building permit.*

3. The Greenes expressed concerns regarding construction hours and requested that construction hours be limited to 9:00 a.m. to 4:30 p.m.

*Staff's response: At the Planning Commission meeting on November 28, 2012, the applicant agreed to amend the construction hours as requested by the Greenes. As such, Condition No. 69 has been revised as the following:*

69. *All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of ~~8:00 a.m. to 5:00 p.m.~~ **9:00 a.m. to 4:30 p.m.**, Monday through Friday. No construction shall be allowed on State or Federal Holidays, or Saturdays and Sundays. The Director of Community Development may allow earlier "start times" or later "stop times" for specific construction activities, e.g., concrete pouring. All construction equipment must meet Department of Motor Vehicles (DMV) noise*

*standards and shall be equipped with muffling devices. Prior to construction, the hours of construction shall be posted on site.*

4. The Greenes commented on mailing of the hearing notice.

*Staff's Responses: PMC Section 18.12.040 Public hearing—Time and notice requires a minimum of 10 day notice for a public hearing. The notice for the Planning Commission's hearing on November 28, 2012 was sent to residents/property owners within 1,000' radius on November 16, 2012, meeting the PMC requirements.*

In addition to the above comments, the Greene's letter quoted the following sections of the NSSP:

5. Preserve and enhance the unique character of existing development within the Specific Plan area (page 18, NSSP).

*Staff response: The proposed homes are designed to harmonize with the natural setting and with neighboring homes. Specifically, the design of the proposed homes resembles a craftsman style, echoing its semi-rural surroundings. The design features include wide covered porches on the front of the homes, large tapered square columns, and exposed gable ends. The second story portion of the home steps back from the first story to break the massing; roof pitch ranges from 5:12 to 8:12 with 18-inch deep eave overhangs. The windows would be a combination of single-hung windows, sliding windows, and fixed windows. Overall, the design of the project is suitable for the area.*

6. Provide for an appropriate transition between existing and proposed newer residential areas and the existing rural residential character along Sycamore Road (Page 17, NSSP).

*Staff's Response: Similar to the existing and newer residential areas within the specific plan, the proposed development meets the site development standards in terms of lot size, setbacks and building height of the NSSP. The proposed homes have compatible architectural styles to the existing homes as well as the newer homes in the surrounding areas.*

*Among the proposed residential lots, Lot 1 is the only lot that would have frontage on Sycamore Road. The proposed second floor is set further back from the front property line, thus providing a desired transition between one-story and two-story portion of the building. This transition would make the proposed home blend well with the existing one-story homes on Sycamore Road. In addition, the proposed muted earth tone building colors would blend with the natural landscape. Staff finds that design of the homes complements the surroundings and conforms to the design requirements of the NSSP.*

7. Ensure compatibility between land uses within and adjacent to the planning area. Establish a development program which maintains the value of the property within the planning area, and protects the rights of adjacent owners as well (page 17, NSSP).

*Staff's Response: The proposed development is for four single-family residential homes. The land use is consistent with the land use designation of the NSSP. The project would be compatible with the adjacent land uses.*

C. Visual and Natural Resource Goals (page 18, NSSP)

1. Design new development to protect important natural resources and views, give a clear structure to development within the planning area, and avoid natural hazards (page 18, NSSP).
2. Account for significant views from within the planning area to surrounding hillsides when designing new development (page 18, NSSP).

*Staff's Response: As stated in the first paragraph on p.17 of the NSSP, these are both goals that provided the framework for the development of the land use regulations within the NSSP. The NSSP includes various site development standards and design guidelines to implement these goals. However, the site development standards and design guidelines in the NSSP do not specify what is considered an important view or specify that new development must preserve views from existing homes or properties. As noted earlier, p. 32 the NSSP does allow view impacts and privacy to be considered as part of proposed development plan. The NSSP also established minimum setbacks and maximum height limits that would provide for some protection of views and privacy. The proposed homes meet the setback and height standards of the NSSP.*

*With respect to protection of natural resources, the NSSP recommends the retention of heritage trees whenever possible. The applicant is proposing to remove six heritage trees (four California black walnut, one almond, and one tree of heaven) five of which are in declining health and one that is in moderate health. All of the heritage-sized oak trees would be retained. In addition, while the NSSP indicates that the creek that crosses this lot could be placed in a conduit, the applicant is proposing to retain it in its natural state and conditions of approval would establish building and grading setbacks from the creek and require the developer to prepare a creek protection plan.*

3. Preserve existing heritage trees whenever possible (page 18, NSSP).

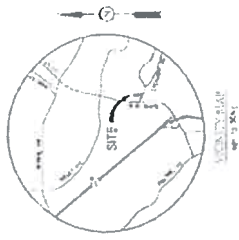
*Staff's Response: An arborist's report was prepared by HortScience. It surveyed 39 trees, including five off-site trees along the eastern property line (abuts the property at 386 Sycamore Road). The arborist's report recommends the removal of 16 trees, six of which are heritage-sized trees. The staff report dated November 28, 2012 included reasons for the recommended removal. A condition of approval requires tree protection measures identified in the arborist's report be incorporated in the construction plans and be followed throughout the construction.*

8. Height/Privacy: Project applicants may be required to provide view studies at the planned development review stage to demonstrate view impacts. Various techniques including lot layout, judicious grading, setbacks, and window placement should be employed in the site planning to minimize view disruption and maximize privacy (page 32, NSSP).

*Staff's Response: Please refer to staff's responses on page 3 of this memo regarding view studies.*

*The proposed setbacks for all homes exceed those required by the NSSP. The proposed building heights are lower than the maximum height allowed by the NSSP. The story poles on Lots 1-3 show the building wall heights and roof ridge heights on each lot. The poles also show the building locations in reference to the common property line between the project site and the Greenes. In addition, the applicant is looking at options for window placement and planting of additional landscape to mitigate impacts to the Greenes and possibly increasing the eastern sideyard setback for the home on Lot 3.*

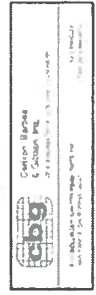
- Attachments:
1. Story Pole Locations
  2. Letter from the Greenes dated November 27, 2012, submitted to the Planning Commission at the meeting on November 28, 2012



# SECOND STORY SETBACK EXHIBIT

## SYCAMORE ROAD

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA



**LEGEND**

- EXISTING
- PROPOSED
- PROPOSED BUILDING FOOTPRINTS AND DRIVEWAYS
- EXISTING UTILITY LOCATIONS
- EXISTING DRIVEWAYS
- EXISTING DRIVEWAYS

November 27, 2012

Members of the Planning Commission,

My name is Anne Greene, I live at 386 Sycamore Road. I have lived at this home for 56 years. My family has attended meetings regarding the NSSP since it was on the drawing board. We have fought to retain the beauty and rural character of our area which when finally drafted the plan was supposed to maintain.

We are opposed to the planned development at 362 Sycamore Road for the following reasons.

- 1) The height of the houses nearing 30 feet, set back from the property line only 15 feet will make our house feel buried. We will no longer be able to see the Pleasanton Ridge from our windows. Our privacy will be affected by the second story windows on the East side of the development. With the Greenbriar Development, residents of Mission Park were allowed input to insure only single story houses on certain lots where views and privacy were an issue. On lots 6035 and 6068 on Sycamore Terrace the neighbor adjacent to 6035 in Mission Park and the neighbor adjacent to 6068 made the developer do major grading to minimize damage to privacy and views. The existing homes on the west end of Sycamore Road are single story. Building two story homes on top of each other is not consistent with the NSSP to maintain the character of the existing neighborhood.
  - **Rural views should be preserved and a spacious transition maintained between existing residences along the northern edge of the Specific Plan area and new development in the Specific Plan area, through the use of large lots, backyard setbacks and single-story construction.**
- 2) Rear yard setback is set at 25 feet in the NSSP. On lots 2 and 3, the fence along our property in my opinion is the rear yard and these are not setback 25 feet. This again is a privacy issue also an issue for noise and light.
- 3) With regard to construction hours, our family has lived through the the building of the so called Indepence Drive, the major Sunol Blvd widening, the building out of the Greenbriar Development and the grading and subsequent building of 6 more homes along our property line on the east side of our home. The 446 Sycamore property has been built and torn down rebuilt and torn down, driveways poured and destructed. There has been no thought to parking with these new projects. Our driveway has been used for years by the property owners at 446 Sycamore Road even with posted no trespassing signs. I would like parking issues addressed for this new development. I would like hours of construction limited to 9 to 4:30. It has been like living in a war zone since the approval of the NSSP. The noise level these past years has become unbearable for our entire neighborhood. The house at 446 Sycamore Road was even used by police for practicing Swat actions during demolition. These kinds of incidents leads me to believe the City of Pleasanton does not care about long time folks that grew up in Pleasanton and care for and love their homes.

Submitted to  
PZ on 11-28-12

- 4) Notice of this meeting was mailed very late and within the Thanksgiving Day Holidays. This is a very important issue for my family. This time of year, it was very difficult to get time off work to attend this meeting and especially with such short notice.

The NSSP is to

5. Preserve and enhance the unique character of existing development within the Specific Plan area.
6. Provide for an appropriate transition between existing and proposed newer residential areas and the existing rural residential character along Sycamore Road.
7. Ensure compatibility between land uses within and adjacent to the planning area. Establish a development program which maintains the value of the property within the planning area, and protects the rights of adjacent owners as well.

#### **C. VISUAL AND NATURAL RESOURCE GOALS**

- 
1. Design new development to protect important natural resources and views, give a clear structure to development within the planning area, and avoid natural hazards.
  2. Account for significant views from within the planning area to surrounding hillsides when designing new development.
  3. Preserve existing heritage trees whenever possible.

#### **7. Height/Privacy**

Project applicants may be required to provide view studies at the planned development review stage to demonstrate view impacts. Various techniques including lot layout, judicious grading, setbacks, and window placement should be employed in the site planning to minimize view disruption and maximize privacy.