

November 4, 2015

VIA E-MAIL
bryan@hoddyprop.com

Bryan Bowers
Fireside Investors LLC
1020 Serpentine Lane, Suite 111
Pleasanton, CA 94566

**Subject: Preliminary Application Comments – File No. P14-0190
Proposed Planned Unit Development for Mixed Use Project
377 St. Mary Street
APN: 094-0122-008**

Dear Mr. Bowers:

Thank you for submitting a Preliminary Review application for the purpose of creating a new Planned Unit Development (PUD) to allow for the conversion of an existing day spa within a former residential unit for retail use and to construct four new detached single-family residences at 377 St. Mary Street, dated received on February 25, 2014.

The Preliminary Review process provides the City and other pertinent agencies an opportunity to provide comments and direction early on in the development review process. These comments are intended to help applicants and property owners design projects in conformance with City plans and policies. Accordingly, based on the Preliminary Review of your project, the following comments should be addressed in any formal development application submittal to the City:

Planning Division Comments, Eric Luchini (925) 931-5612, eluchini@cityofpleasantonca.gov

At this time, staff has not made a determination if it would support the request as proposed as additional information and more detailed plans are necessary with a formal application submittal. Please note, the PUD process includes a 1,000 foot radius noticing requirement. The notice would also be sent to the Pleasanton Downtown Association, Pleasanton Heritage Association and the Downtown Improvement Association. Accordingly, staff recommends contacting those groups in advance.

1. **Compatibility and Aesthetics.** Generally speaking, staff is concerned that the proposed density coupled with the height and massing of the proposed residential units are incompatible with the neighborhood, which is comprised primarily of one and two-story single-family detached homes, single-story retail uses, restaurants, and offices. While the PUD zoning provides flexibility in the typical site development standards and is encouraged to facilitate in-fill development projects, said projects must still provide a level compatibility

with the surrounding area that is measured in a variety of ways, including visual aesthetics, architectural style and quality, massing, height, materials, etc. Based on the limited information provided with the preliminary application, the proposed project, which includes four, three-story tall single-family homes on relatively small lots and significantly reduced setbacks appears to be out of character and overly imposing on the neighborhood. This proposal is directly in conflict with the Downtown Specific Plan Land Use Policy No. 15 for Residential Development that refers to Municipal Code Section 18.84 limiting building heights in residential areas and future PUD's in the Downtown to two stories and no more than 30 feet. Additionally, the Downtown Design Guidelines encourage two-story homes that use techniques such as hip roofs and dormers to minimize height and lessen the impact on the predominantly single-story residences in the area. The Guidelines also require new homes to be the same or lower height than other existing homes in the neighborhood specifically along Peters Avenue. Accordingly, staff recommends reducing the building heights and massing, as well as the elimination of one residential unit from the proposal to allow for more generous lot sizes and setbacks keeping in character with the surrounding single-family neighborhoods to the west.

2. **Architectural Styling.** On any formal application, identify the architectural styling that the new residential units are based on and that is complimentary to the surrounding area. The design features of that specific styling shall be required to be applied to all four sides of each unit, not just the front elevation as currently depicted with the preliminary application.
3. **General Plan and Specific Plan Amendment.** The proposal would require a formal General Plan and Downtown Specific Plan Amendment application. To initiate this process, submit the filing fee for each application type, a detailed project description that states at a minimum, current and proposed plan language/revisions, the project objectives, desired uses, site/building data table, justification statements, etc.

Please note, the proposed General Plan Amendment and Downtown Specific Plan Amendment may become controversial as office uses were originally envisioned on this site by the Downtown Specific Plan, and more importantly there is strong sentiment from the Downtown Business owners for commercial/retail uses to be expanded in this area. The introduction of residential uses could meet with resistance and a lack of support.

4. **Planned Unit Development.** The proposal would require submittal of a formal PUD rezoning and development plan application.

Please see the following link for more information on the submittal requirements for a PUD:

<http://www.cityofpleasantonca.gov/pdf/plan-plannedunit.pdf>

5. **Existing Historical Structure.** The existing structure is currently listed on the City's Historical Structures List. Therefore, any modifications to the structure must be consistent with the revised Historic Preservation Guidelines of the Downtown Specific Plan and the Secretary of the Interior's Standards for Rehabilitation.
6. **Parking/Parking In-lieu.** Clarify if you intend to request that the City consider the proposed plaza as a public amenity to satisfy Design and Beautification elements of the Downtown

Specific Plan that would qualify the project for an on-site parking waiver. Also address removal of the existing garage as it relates to parking.

7. **Fencing.** Include a fencing plan with any formal application.
8. **ADA Ramp.** Confirm the ADA ramp at the rear of the existing building will remain and is fully compliant from both a design and setback standpoint to meet the required ADA and City development standard requirements. The plans submitted do not show the existing ramp. However, based upon the proposed lot configurations, it does not appear the existing ramp will be compliant with setbacks and other required standards.

Please note there are several areas of overlap between the submittal requirements of the General Plan, Specific Plan, and PUD application types. It is not required to submit duplicate information for each application type. A master submittal package meeting the requirements for all application types will suffice. Similarly, one completed development review application and impervious surface/stormwater form for all application types will suffice. However, the applicable fee for each application type is due payable to the City of Pleasanton upon submittal. Please see the following links for access to the City's development review application and impervious surface/stormwater forms:

<http://www.cityofpleasantonca.gov/pdf/devapp.pdf>

<http://www.cityofpleasantonca.gov/business/planning/StormWater.html>

9. **CEQA.** An initial study will be prepared for this project since it involves a General Plan Amendment, Specific Plan Amendment, and a Rezoning. Please note, as part of the General Plan Amendment, the City, as lead agency, is required to send a letter providing an opportunity for the Native American Heritage Commission to request a consultation on the project. Under State Law, the Commission is granted up to 90 days to respond. Additionally, any formal application must include submittal of the required environmental assessment form and corresponding fee of \$25.00. The form may be accessed using the following link:

<http://www.cityofpleasantonca.gov/pdf/envirapp.pdf>

Traffic Division Comments, Janis Stephen (925) 931-5671, JStephen@cityofpleasantonca.gov

10. **Driveways and Garages.** The Traffic Division is concerned with the introduction of four new driveways along Peters Street given the current traffic volume on that street. Additional vehicles backing into the busy street poses new traffic safety/congestion issues and is not encouraged. Accordingly, front-loaded garages are also not encouraged for the subject site. Should the project design continue to include this design, then the minimum driveway length should be 25 feet, rather than the 23 feet currently required, to reduce vehicle overhang into the public right of way and over the sidewalk.

11. **On-street Parking.** Clarify the existing and proposed number of on-street parking spaces.

Engineering Div. Comments, Kaushik Bhatt (925) 931-5664, KBhatt@cityofpleasantonca.gov

12. **Street Overlay.** Please note the project would be required to provide a new paving overlay on both St. Mary Street and Peters Avenue.

Utility Eng. Comments, Abbas Masjedi (925) 931-5644, AMasjedi@cityofpleasantonca.gov

13. **Forms.** Complete and submit the required impervious surface/stormwater form as part of any formal application. The form may be accessed using the link below:

<http://www.cityofpleasantonca.gov/business/planning/StormWater.html>

Fire Department Comments, Scott Deaver (925) 454-2330, SDeaver@lpfire.org

14. **Service Access Issue.** The Fire Department is concerned with the inability to provide adequate rescue service due to a lack of access created by relatively small building separation distances and property line setbacks. It is recommended that one unit be removed to create larger lot sizes and increase access for fire/rescue service and general safety.

15. **Sprinklers.** Please note fire sprinklers will be required for all new residential units.

16. **Fire Protection Measures.** Please note all doorways and windows must meet all required fire protection rating requirements, especially given the close proximity of the residential units to one another. Additionally, built-up eaves and rescue windows shall be required.

Please note that upon submittal and review of a formal application for this proposal additional information may be required. You will receive a list of the requested items as part of the development review process.

If you have any questions or would like to schedule a meeting to discuss the information detailed in this letter, please do not hesitate to contact me at (925) 931-5612.

Sincerely,

Eric Luchini
Associate Planner

/
cc Mike Carey via email at: careybroker@aol.com
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