

**Planning Commission
Agenda Report**

January 22, 2020

Item 3

- SUBJECT:** PUD-135, P19-0030, P19-0031 and Vesting Tentative Map 8528
- APPLICANT/
PROPERTY OWNER:** Alaina Stewart/Bringhurst LLC
- PURPOSE:** Applications at an approximately 3.28-acre site for: (1) amendments to the North Sycamore Specific Plan (NSSP) to: a) change the land use designation of an approximately 1.01-acre portion of the site from Planned Unit Development – Agricultural (PUD-A) to Planned Unit Development – Medium Density Residential (PUD-MDR); b) allow the proposed PUD-MDR lots to have access from Sycamore Creek Way; c) allow one of the PUD-A lots to be less than one acre in area; and d) realign the planned public trail on the project site; (2) rezoning an approximately 1.01-acre portion of the site from Planned Unit Development – Agricultural (PUD-A) District to Planned Unit Development – Medium Density Residential (PUD-MDR) District; (3) PUD development plan approval for a five-lot single-family residential development with related on- and off-site improvements; and (4) Vesting Tentative Subdivision Map approval to subdivide the 3.28-acre parcel into five residential lots for four new homes and one existing home.
- LOCATION:** 990 Sycamore Road
- GENERAL PLAN:** Low Density Residential
- SPECIFIC PLAN:** North Sycamore Specific Plan – Planned Unit Development-Agriculture
- ZONING:** Planned Unit Development - Agricultural (PUD-A) District

EXHIBITS:

- A. Draft Resolutions
 - B. Project Narrative, Proposed PUD Development Plan, Design Guidelines, Vesting Tentative Map, and Associated Studies and Reports
 - C. July 11, 2018, Planning Commission Work Session Agenda Report and Minutes (excerpt)
 - D. April 22, 2019 Bicycle, Pedestrian, Trails Committee Meeting Minutes and May 9, 2019 Parks and Recreation Commission meeting minutes (except)
 - E. Draft Initial Study/Negative Declaration
 - F. Public Comments
 - G. Location and Notification Map
-

STAFF RECOMMENDATION

Based in the analysis stated in the agenda report, staff is recommending that the Planning Commission deny the proposed 5-lot residential development and the amendments to the North Sycamore Specific Plan (NSSP) to increase number of residential units by taking the following actions:

1. Make the finding that not all PUD considerations for the proposed PUD development plan can be made as discussed in the agenda report;
2. Adopt a resolution recommending denial of project as proposed, and forward the application to the City Council for public hearing and review.

EXECUTIVE SUMMARY

Alaina Stewart, on behalf of the family trust, Bringham LLC, is proposing a 5-lot single-family residential subdivision on the existing approximately 3.28-acre site at 990 Sycamore Road, which is two more lots than currently allowed by the North Sycamore Specific Plan (NSSP) and requires approval of a Specific Plan Amendment. NSSP amendments are also required to allow three of the lots to have vehicular access from Sycamore Creek Way, to allow one of the PUD-A lots to be less than one acre in area, and to realign the planned public trail on the site.

The project was previously reviewed by the Planning Commission as a work session item on July 11, 2018. The Planning Commission stated it could generally support three homes fronting Sycamore Creek Way if they were designed to be comparable to the design, setbacks, building mass and bulk, and floor area of the adjacent Sycamore Heights homes on Sycamore Creek Way. The Commission was concerned with the proposed additional lot and future home on Sycamore Road and its compatibility with the existing neighborhood. The Planning Commission suggested the future home on this lot, if allowable, should be less visible and maintain the rural character of the area.

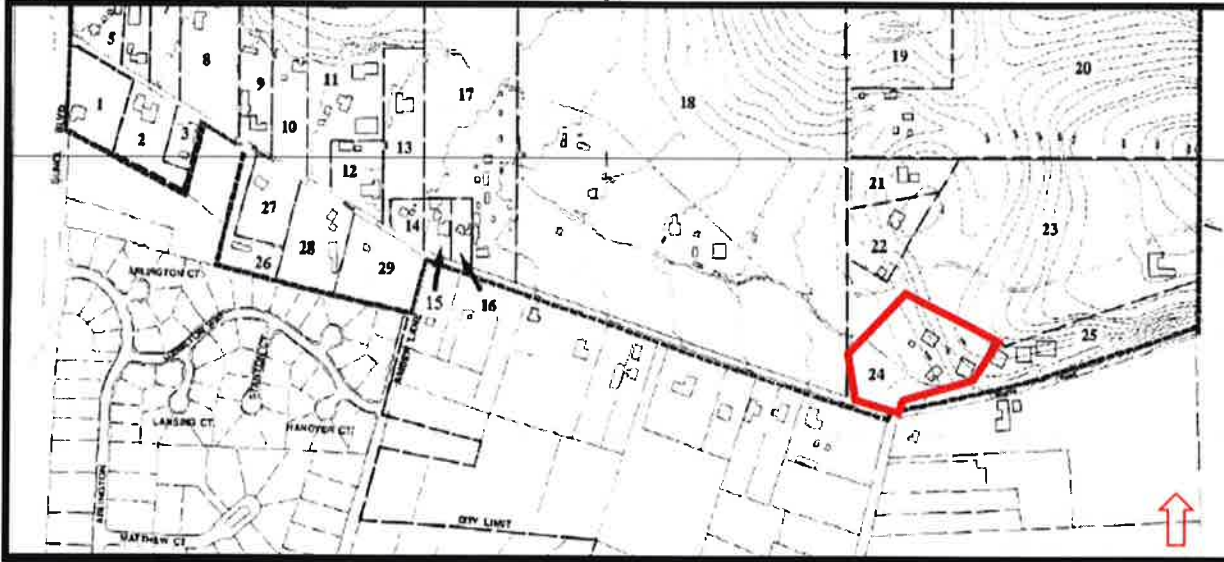
While the project is proposed to follow the design pattern along Sycamore Creek Way, amending the Specific Plan is a significant request and would allow for an increase in density and unit count beyond that envisioned for the site in the NSSP. Staff does not support the specific plan amendment to allow for the density increase; thus, recommends the Planning Commission recommend the City Council deny the applications.

BACKGROUND/HISTORY

North Sycamore Specific Plan

In June 1992, the City Council adopted the NSSP, which guides future development in the 135-acre specific plan area. The NSSP includes residential, agricultural, and office land uses. The project site, which contains an existing residence, is identified as Lot 24 in the NSSP, and is designated PUD-A, which requires a minimum lot size of one acre. Figure 1 shows the project site location within the NSSP area.

Figure 1: NSSP Parcel Identification Map



Site and Area Description

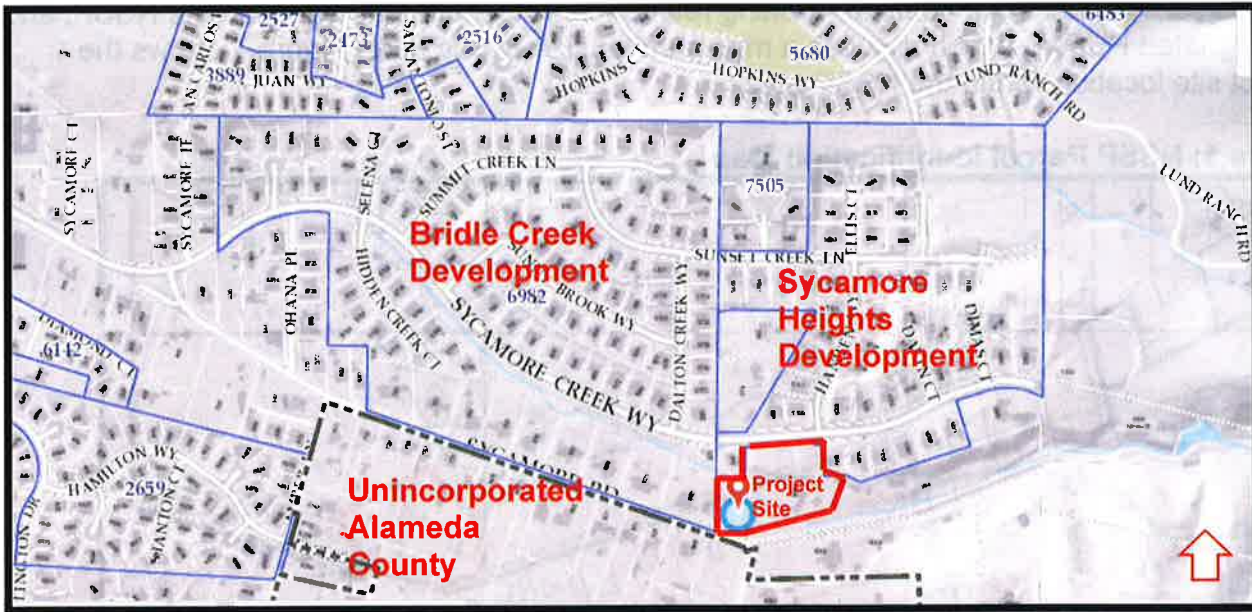
The project site abuts Sycamore Road on the south side and Sycamore Creek Way on the north side. The site is irregular in shape and is approximately 3.28-acres in area. Sycamore Creek bisects the existing parcel in an east-west direction. The site presently includes a single-family home, with a detached garage and two outbuildings, located towards the southeast portion of the property. Access to the existing home is provided by a 15-foot wide driveway from Sycamore Road. This driveway crosses a wooden bridge over the creek before it reaches the existing residence. There are a number of mature trees on the property including native valley oak, sycamore, and California black walnut trees; these are generally located in the southern portion of the site and adjacent to the creek. Non-native trees including eucalyptus, acacia and other non-native species, are also located on site, and a variety of shrubs, grasses, and groundcover surround the existing home.

A 25-foot wide existing Public Utility Easement, Transmission Pipeline and Access Road Easement, known as Dale Way, runs north-south along the western edge of the property between Sycamore Creek Way and Sycamore Road. An existing 12-foot wide multi-use public trail extends from the west, along Sycamore Creek, and terminates at Dale Way.

The project site is bordered on the west side by the Bridle Creek (Greenbriar) and Sycamore Heights (Summerhill Homes) subdivisions; on the north side by the Sycamore Heights development; on the east by Sycamore Heights and the Jensen property at 994 Sycamore Road (formerly Carlson property); and on the south by the Jensen property and an existing

large-lot single-family residence in unincorporated Alameda County. Please see Figure 2 for the Location and Vicinity Map.

Figure 2: Project Site Location and Surrounding Uses



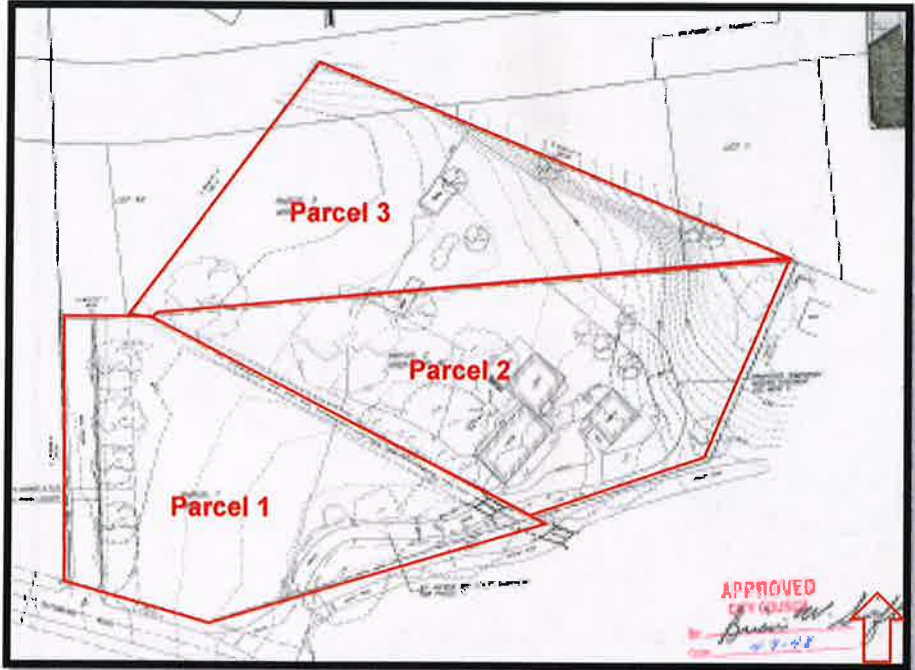
Prior Approvals and Applications

PUD 97-21 Approval (Frost)

In April 7, 1998, the City Council approved a PUD development plan application (PUD-97-21) to subdivide the existing site, then owned by the Frost family, into three parcels of approximately 1.05, 1.21 and 1.03 acres, consistent with the Specific Plan designation (See Figure 3).

Parcels 1 and 2 were intended to take access from Sycamore Road, and Parcel 3 from a new east-west connector street, now known as Sycamore Creek Way. Absent the PUD approval, the NSSP would require all access serving this parcel to be from Sycamore Road. At the time of the approval, Sycamore Creek Way had not been constructed, and the property was not served by City water and sewer. Since the project, by itself, would not construct the necessary access and utility improvements, PUD-97-21 was conditioned to not allow recordation of a final map until the roadway and utilities were installed, with the PUD approval to lapse two years after the utility and roadway improvements were made, unless a Final Map was recorded.

Figure 3: Parcels Approved by PUD-97-21



PUD 97-21 also assumed the relocation of a multi-use trail, shown in the NSSP as following the alignment of Sycamore Creek through the subject property. The PUD approvals described, but did not map, a realignment of the trail to follow Dale Way to Sycamore Road, with the final design and alignment of this trail to be determined prior to recordation of the Final Map.¹ Ultimately, the property owner did not record the Final Map, and the PUD approval expired in May 2000. In 1998 the property was acquired by the current applicant, the Bringhursts.

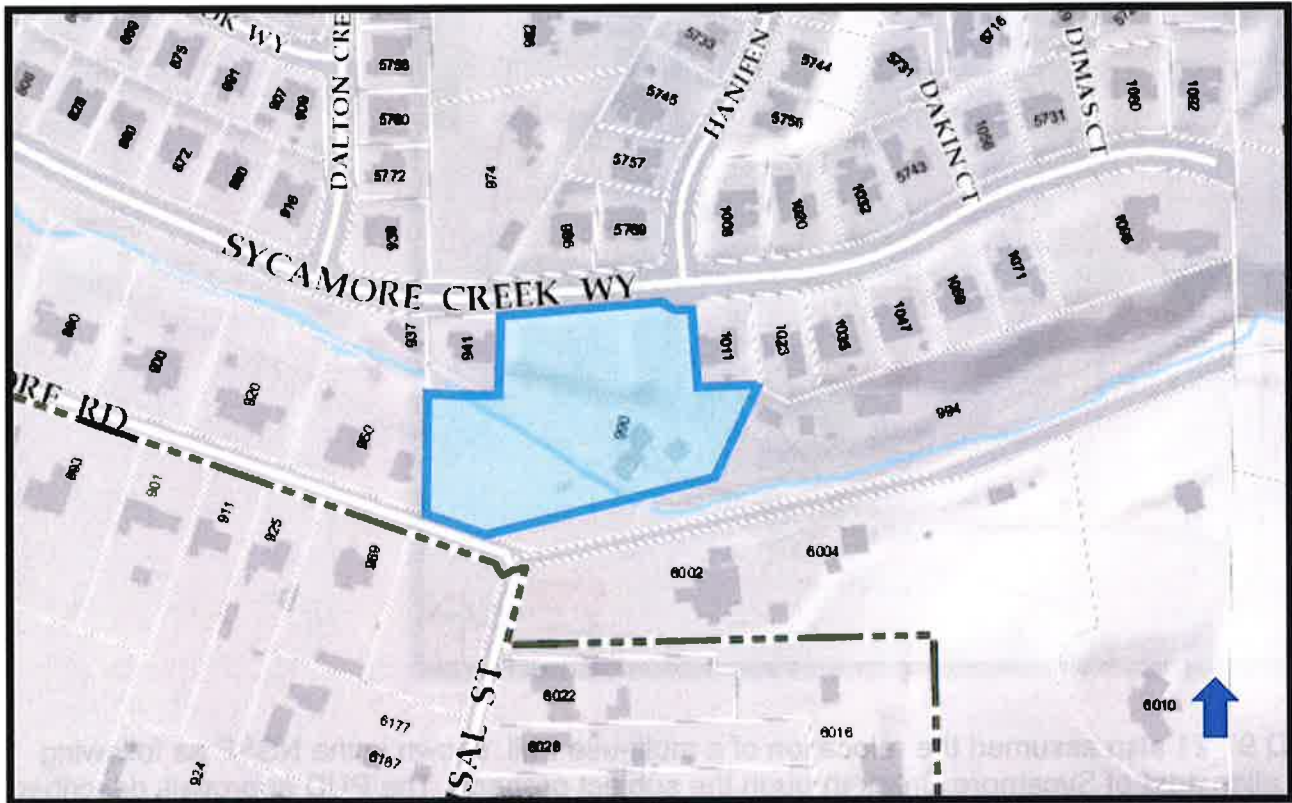
Bridle Creek and Sycamore Heights Developments

In March 1998, the City Council approved PUD 97-03, for Greenbriar Homes' Bridle Creek development, which included 111 single-family homes on a combined 56.2-acre site, west of 990 Sycamore Road (see Figure 1). The project was required to construct sanitary sewer and water line extensions that also benefited 990 Sycamore Road. In October of 1999, the City Council approved PUD 97-12 for Summerhill Homes' Sycamore Heights development, which had 48 single-family homes on a combined 34.65-acre site, located to the north of 990 Sycamore Road.

In November 2002, the City approved lot line adjustments (LLAs) between the Bringhurst property and parcel(s) to the north, then owned by New Cities and later acquired by Summerhill Homes. The LLAs allowed for a more logical parcel configuration and accommodated the proposed alignment for Sycamore Creek Way to be constructed by Greenbriar, discussed in more detail below. The subject lot's current configuration is shown in Figure 4.

¹ At the time, this private road provided access from Sycamore Road to several large lot properties to the north, and to the City's Sycamore water tank to the east.

Figure 4: Current Configuration of the Project Site



In 2003, during the construction of the Sycamore Heights development, City staff allowed grading, including placement of fill, on the northern portion of the Bringhurst property; the natural grade in this area was 8 to 10 feet lower than adjacent Sycamore Creek Way. The approved grading plan showed the finished grade of the Bringhurst property to be raised, closer to the elevation of the adjacent road and building pads of the Sycamore Heights development, with the grade sloping gradually uphill, west to east, from an elevation of approximately 417 feet to approximately 436 feet. It should be noted that the actual grading in place today is somewhat different from that shown on the approved plan, with three relatively distinct “stepped” areas at elevations of approximately 424 feet, 427 feet, and 432 feet. At the same time as the grading was approved, the City allowed water and sanitary sewer laterals to be stubbed out along Sycamore Creek Way.²

While the files are not completely clear, at the time the work was proposed, there were discussions between the Bringhursts and Summerhill Homes regarding a potential application to incorporate the northern portion of 990 Sycamore Road into the Sycamore Heights development. It seems likely the City agreed to allow the work to proceed at the request of the developer, anticipating this application, since it would be most cost effective to complete the work at the same time as the subdivision improvements. However, no application was filed by Summerhill Homes and the City did not approve, or otherwise provide any formal guarantee that it would allow, any additional subdivision or development of the Bringhurst property.

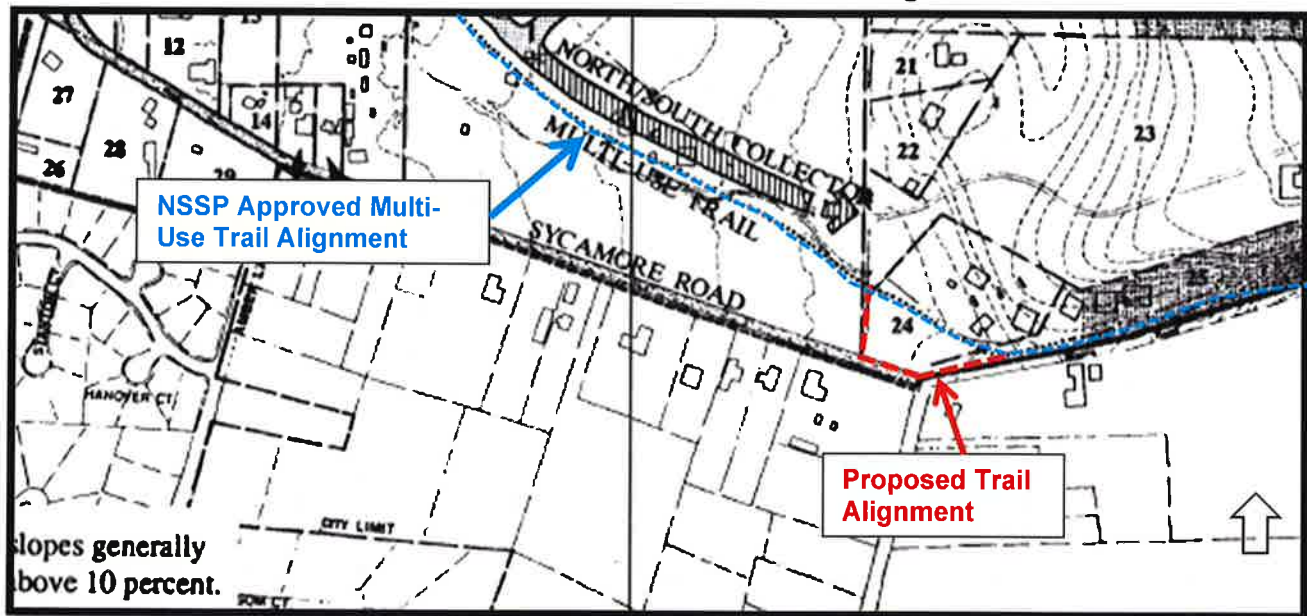
² Water and sewer lines are occasionally “stubbed out” to serve future potential development in order to avoid needing to dig up and install water and sewer lateral pipes in a new street. Just because these lines were stubbed out was not a guarantee of future development rights, nor a promise of the location of future driveways or lots (as depending on gravity flows, some lots have utility lines from the rear of their property and not the front).

PUD-53: Bringham Property Five-Lot Development Plan

In March 2006, the Bringham family submitted an application similar to that currently before the Planning Commission, to amend the NSSP for a five-lot PUD development plan (PUD-53). The prior proposal was largely similar to the current proposal, including three lots fronting Sycamore Creek Way, and two lots on Sycamore Road. Also included in the proposal was a request to realign the multi-use trail identified in the NSSP, which was brought to the Trails Ad Hoc Subcommittee and Parks and Recreation Commission for consideration in 2006. The Planning Commission considered and provided input on the proposed PUD plan at a 2008 work session.

Trail Realignment – Review by Trails Subcommittee and Parks and Recreation Commission
PUD-53 included a proposed realignment that was consistent with that conceptually approved as part of PUD 97-21 (see above), intended to avoid having the public trail run along the back of the proposed new private lots. Instead, the trail would follow Dale Way to Sycamore Road/Minnie Street, where it would turn and head east along Sycamore Road/Minnie Street to eventually connect to the Happy Valley Loop Trail along Alisal Street (see Figure 5). In September 2006, the City's Trails Ad Hoc Committee considered the proposed trail realignment. The Committee supported the proposed realignment, with the outcome of the Committee's discussion then reported to the Parks and Recreation Commission. The Commission did not take a formal vote on the proposal, but no significant questions or objections were raised.

Figure 5: NSSP Approved and Proposed Multi-Use Trail Alignments



PUD-53 - March 2008 Planning Commission Work Session

In March 2008 the Planning Commission held a work session on the proposed PUD. (See Exhibit C for the July 11, 2018, Planning Commission Work Session Agenda Report.)

The Planning Commission questioned and was concerned about the City's prior decision to allow site grading and stubbing of utilities prior to receiving project approvals, and that more utility laterals had been allowed than the number of residential lots/homes permitted by the

NSSP. Although no formal vote was taken, in discussion, the majority of the Commission was supportive of the potential NSSP amendment and allowing some additional development on this property, seeing it as a way to logically continue the now-established development pattern along Sycamore Creek Road. The Commission indicated the three lots/homes fronting Sycamore Creek Way would need to have comparable lot sizes and similar setbacks and architecture/design as the homes in the Sycamore Heights development and to provide an appropriate transition between new lots and existing lots fronting Sycamore Creek Way at either end of the site, noting that the lot size and setback varied between the lots to the east and to the west.

Following the 2008 workshop, no further action was taken by the applicant to pursue the development of the site until the current submittal.

July 11, 2018, Planning Commission Work Session

In order to receive early feedback from the Planning Commission and any interested individuals regarding the proposed project, a Planning Commission work session was held on July 11, 2018.

After taking public testimony, the Planning Commission provided the following comments on the work session discussion points (additional comments made by the Commission are in the attached minutes – Exhibit C):

1. Would the Planning Commission support the requested NSSP amendments including the following:
 - a. Amending the land use designation for a one-acre portion of the site, from PUD-A to PUD-LDR, to allow the site to be developed with five lots instead of three;
 - b. Amending the NSSP text to allow one of the PUD-A lots to be less than an acre in size, so the creek can be located within one of the two PUD-A parcels;
 - c. Realigning the multi-use trail as shown in Figure 5.

If not, is some alternative number of lots (more than three) or lot configuration more appropriate? (Alternatives include, for example, two lots fronting Sycamore Creek Way and two to the south; or three lots along Sycamore Creek Way, and a single large lot to the south)?

The Commission was not unanimous in supporting the five-lot proposal. The Commission supported the three lots along Sycamore Creek Way and found the proposed 15,000-square-foot lot-size is appropriate and compatible with the neighborhood. As for the proposed lot front Sycamore Road, the Commission wanted to ensure, with the new lot, the existing rural character would be maintained. Commission suggested photo simulations be included in the formal application submittal which would show the massing of the proposed home in context with the existing neighborhood. The Commission indicated it could support the trail realignment.

2. If the Planning Commission supports a Specific Plan amendment for density increase, should the applicant be required to provide additional amenities beyond those required for a three-lot subdivision? If yes, what amenities should be considered?

The Commission indicated amenities should be required for a specific plan amendment for any additional density. The Commission agreed that the amenities could be in the form of funding City projects such as in the bike and pedestrian master plan that deal with connectivity, especially in south Pleasanton area. The Commission encouraged the applicant to work with staff on finding amenity contribution.

3. If the proposed specific plan amendment is supportable, does the Commission support staff's other recommendations with respect to the project including:
 - a. Requirement for PUD-LDR lots to conform to a 15,000-square-foot minimum;
 - b. Reduction of proposed FARs to be more consistent with adjacent development;
 - c. Regrading of the site to make future pad heights more compatible with adjacent lots;
 - d. Modifying the trail design to be a minimum 12-foot wide, multi-use facility, consistent with the existing trail.

The Commission supported the lots fronting Sycamore Creek Way to have a lot size in the range of 14,000 – 15,000 square feet, the future homes to have similar setbacks, floor area, and height as the existing homes in the neighborhood. The Commission agreed the pad heights of the new lots need to be compatible with adjacent lots, and excessive soil from project grading needs to be off hauled instead of stockpiling it on the project site. Regarding the trail, the Commission concurred with staff 's recommendation to match the existing trail and did not have additional comments.

4. What other information would assist the Planning Commission in its decision on the proposed project (e.g., additional photo simulations, additional technical reports or other information)?

Commission indicated that they would like to see a detailed visual where the exact building elements would be located and visible along Sycamore Road; a streetscape visual to assist in understanding FAR, and appropriate setbacks in respect to Sycamore Creek.

Changes Since July 2018 Work Session

Land Use Designation and Zoning Category of the Site

Staff originally recommended that if the property was to be rezoned, that the northern three parcels be designated PUD-LDR. This was principally out of concern that the MDR designation implies a higher density than allowed under LDR, and might lead a future owner to assume that the lots could be further divided. Though the proposed three lots would technically exceed the typical two dwelling units/acre (DUA) density allowable in the LDR designation, at the time staff felt that an appropriate interpretation could be made to support the designation, using the flexibility allowed by the PUD to take the approach of averaging it across the entire site .

However, upon further consideration and discussion, staff concluded that the Medium Density Residential (MDR) designation in fact makes more sense, with a clear Condition of Approval prohibiting further subdivision. There is no practical difference in designating the lots LDR versus MDR; the requested number of lots, lot dimensions, and so on are not affected either way.

In addition to the land use changes, the following minor refinements were also made to the proposal:

1. The development of the PUD-MDR lots would generally follow zoning standards in place for the R-1-20,000 district;
2. Building envelope established for Lot 1 that ensures future structures would be located a minimum of 70 feet from Sycamore Road;
3. A maximum building area (square footage) is established for both PUD-A lots.

The applicant also made minor adjustments to the lot lines to ensure the creek would be located on just one of the properties, and to the grading to address tree protection and stormwater requirements and lower pad heights.

April 22, 2019 Bicycle, Pedestrian & Trails Committee (BPTC) Meeting and May 9, 2019 Parks and Recreation Commission Meeting

The proposed trail realignment was presented to BPTC on April 22, 2019 and received full support. It was presented the Parks and Recreation Commission the following month and also received unanimous support. Minutes of PBTC meeting and Parks and Recreation Commission meeting are attached in Exhibit D.

PROJECT DESCRIPTION

The applicant is seeking the following entitlements:

1. Amendments to the North Sycamore Specific Plan (NSSP) to:
 - a. Change the land use designation of an approximately 1.01-acre portion of the site from Planned Unit Development – Agricultural (PUD-A) to Planned Unit Development – Medium Density Residential (PUD-MDR);
 - b. Allow the proposed PUD-MDR lots to access from Sycamore Creek Way;
 - c. Realign the planned public trail on the project site;
 - d. Allow the proposed Lot 5 with a PUD-A land use designation to be less than one acre in area;
2. Rezone an approximately 1.01-acre portion of the site from Planned Unit Development – Agricultural (PUD-A) District to Planned Unit Development – Medium Density Residential (PUD-MDR) District;
3. PUD development plan approval for a 5-lot single-family residential development with related on- and off-site improvements; and
4. Vesting Tentative Subdivision Map approval to subdivide the 3.28-acre parcel into five residential lots for four new homes and one existing home.

Site Layout: As proposed, Lot 1 would have frontage onto Sycamore Road and would share the existing driveway to the existing home on Lot 5 for access. Lots 2-4 would front on and be accessed from Sycamore Creek Way. The applicant proposes to retain the existing home and outbuildings on Lot 5. The new homes would be custom homes constructed by individual homeowners after the lots are sold. Design guidelines detailing the development standards and design criteria are proposed for construction of the future homes and related development

on Lots 1-4 and for remodeling and expansion of the existing home on Lot 5 (or demolition of the existing home and construction of a new home on Lot 5).

Please refer to Figure 6 for the proposed site layout, and Table 1 for the existing and proposed lot sizes.

Figure 6: Proposed Layout

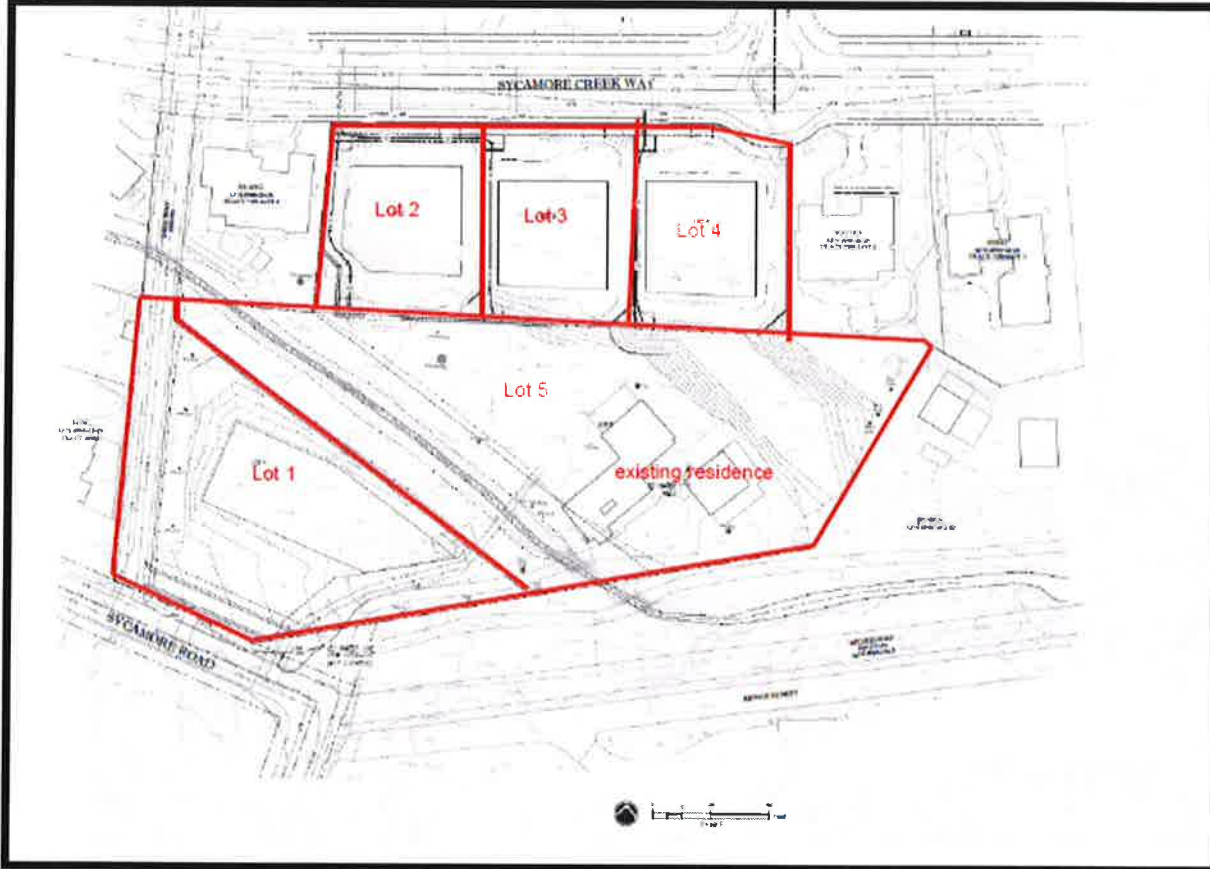


Table 1: Existing and Proposed Specific Plan Land Use Designations and Lot Sizes

Existing				Proposed		
Lot No.	Land Use	Minimum Lot Size	Lot Size	Lot No.	Land Use	Proposed Lot Size
NSSP Lot 24	PUD-A	1 Acre	3.28 Acres	Lot 1	PUD-A	34,539 sq. ft.
				Lot 5		64,141 sq. ft.
				Lot 2	PUD-MDR	14,898 sq. ft.
				Lot 3		14,866 sq. ft.
				Lot 4		14,617 sq. ft.

Trail Realignment: The multi-use trail shown in the NSSP follows the alignment of Sycamore Creek through the project site. The applicant proposes to realign this planned trail location on the project site from its current terminus at the Bridle Creek development to head south along Dale Way, and then turn east along the property frontage on Sycamore Road to be connected to the Alisal Trail which may be constructed by another development. To implement the

proposed trail realignment, a 25-foot wide trail easement would be created parallel to Sycamore Road on Lot 1. This extra width is needed to accommodate any necessary meandering of the trail to avoid obstacles (e.g., in one section, it needs to meander around an existing oak). Figure 7 illustrates the proposed realignment. Since the trail would need to cross the driveway serving the site but located on adjacent private property, striping or some other form of delineation would indicate the pedestrian path of travel.

Figure 7: Proposed Trail Realignment



ANALYSIS

The analysis below is provided based on the proposed 5-lot residential development. As noted in the Executive Summary section, staff does not support the NSSP amendment to increase density, or the related re-zoning, PUD Development Plan, and Vesting Tentative Map for this project.

Land Use and Density

The project site has a General Plan Land Use designation of “Low Density Residential” on the General Plan Map. However, the General Plan Land Use Element indicates that General Plan Land Uses, densities and street alignments that are within specific plan areas are only conceptually shown on the General Plan Map while the Specific Plan provides additional detail. Therefore, the proposed development will need to conform to the Land Use Designation and density indicated by the NSSP.

The NSSP Land Use Designation for the site is PUD-Agriculture, which allows a maximum density of 1.0 dwelling unit per acre. The proposal would change the land use designation of an approximately 1.01-acre northern portion of the site from PUD-Agriculture to PUD-Medium

Density Residential. The PUD-Medium Density Residential land use category allows a maximum density of 3.5 dwelling units per acre. The proposed density of the PUD-Medium Density Residential portion of the site would be 3.0 dwelling units per acre. The remaining 2.27-acre southern portion of the site would retain the PUD-Agriculture land use designation and would contain two dwelling units, resulting in a density of 0.9 dwelling units per acre.

When the project was reviewed by the Planning Commission at the work session, the proposed land use designation for the northern 1.01-acre portion of the site was suggested to be PUD-LDR (Planned Unit Development – Low Density Residential). However, since the proposed density for this 1.01-acre portion of the site would be 3.0 dwelling units per acre and the PUD-LDR land use designation only allows a density range of 0-2 dwelling units per acre, staff determined the land use designation, if modified at all, should be PUD-MDR, which allows a maximum density of 3.5 dwelling units per acre.

Specific Plan Amendments

The proposed development would require the following amendments to the NSSP:

- a. Change the land use designation of an approximately 1.01-acre portion of the site from Planned Unit Development – Agricultural (PUD-A) to Planned Unit Development – Medium Density Residential (PUD-MDR);
- b. Rezone an approximately 1.01-acre portion of the site from Planned Unit Development – Agricultural (PUD-A) district to Planned Unit Development – Medium Density Residential (PUD-MDR) district;
- c. Allow the proposed PUD-MDR lots to access from Sycamore Creek Way;
- d. Realign the planned public trail on the project site;
- e. Allow the proposed Lot 5 with a PUD-A land use designation to be less than one acre in area.

Analysis

Land Use Change: Staff does not recommend that any amendment to the Specific Plan be approved to allow an increase in density for the project. The NSSP clearly intends that projects should be proposed in conformance to the governing development standards. The NSSP states the following:

A. OVERALL GOAL

The primary goal of this Specific Plan is to provide a clear plan to guide future land use and development within the study area, to protect and buffer the existing semi-rural character of current residences, to protect and restore the natural environment to the extent feasible, and to provide a coordinated plan for infrastructure improvement in the area.

And, among its land use goals, the NSSP states:

4. *Provide a Specific Plan which facilitates the orderly development of lands within the planning area in a manner which:*
 - a. *Is consistent with all elements of the Pleasanton General Plan;*
 - b. *Balances the potentially competing interests of current residents of the planning area, potential future residents of the planning area, and current and future residents of the surrounding*

residential developments; and

- c. *Provide individual property owners with a framework within which they can development independently, but in an orderly manner which is harmonious with a comprehensive land use plan for the study area.*

Therefore, in order to facilitate orderly developments within the NSSP, developments need to be proposed in a manner consistent with the NSSP based on its land use plan, allowable density, and number of residential lots, rather than amending the NSSP to accommodate a proposed development inconsistent with the plan. For this reason, staff does not support changing the NSSP land use for the proposed development.

Despite this recommendation, staff acknowledges the Planning Commission's prior work session discussion, which indicated support for allowing three lots along Sycamore Creek Road, in addition to (at least) the existing single-family home. The rationale to support that concept include that:

1. The topography of the site creates a natural separation between the northern portion of the site from the southern portion;
2. The 3-lot design fronting Sycamore Creek Way follows the design and lotting pattern of the existing neighborhood;
3. Utilities to accommodate new homes are readily available; and
4. The increase in units, if approved, would remain within the total buildout capacity of the North Sycamore Specific Plan.

Rezoning

The applicant is proposing to rezone the northern approximately 1.01-acre portion of the site to Planned Unit Development – Medium Density Residential (PUD-MDR) District and the southern approximately 2.27-acre portion of the site would retain the PUD-A zoning. The gross density for MDR is 3.5 units per acre. The proposed PUD-MDR portion of the site would generate a density of 3 units per acre, less than 3.5 units per acre; thus, meeting the PUD-MDR zoning category of the NSSP.

As the purpose of the zoning category change is to accommodate the proposed development, staff would not support this proposed amendment in order to gain additional residential lots, for similar reasons as cited above.

Access onto Sycamore Creek Way

The NSSP allotted a total of three residential lots on the project site but did not specify or allow access for new lots created to gain access from Sycamore Road. However, recognizing that Sycamore Creek Way has now been constructed, and provides easy and logical access to this side of the property, staff could support the amendment to allow for such access.

Trail Realignment

As shown in Figure 7 on page 12 of this report, the proposed realignment would continue to provide a logical connection between the existing trail terminus and Sycamore Road, could have fewer environmental impacts to the creek, and would reduce potential conflicts between trail users and private property owners. As mentioned earlier in the report, the proposed

realignment received unanimous support for both BPTC and Parks and Recreation Commission and was supported by the Planning Commission at the prior work session.

PUD-A Lot Less Than One Acre in Size

The proposed Lot 1 is designated PUD-A, but has a lot size (0.79 acres) which is less than the one-acre minimum size required by the NSSP. This configuration is proposed to allow the entirety of the creek to be located on a single property, rather than be bisected by a property line. From a creek protection and maintenance point of view, it is more logical to have the segment of the creek to be located on a single property. Hence, for creek protection and maintenance purposes, staff is supportive of could support the PUD-A lot being less than one acre in size, if the development is approved as proposed.

Public Amenity

If approved, the NSSP amendment for land use change and gain additional lots would confer additional land value to the property owner, allowing for the creation, sale, and/or development of two more residential units than the three dwelling units currently allowed by the NSSP. The applicant initially proposed a monetary contribution of \$50,000 toward the creation of a Committal Area on the South Hill at the Pleasanton Pioneer Cemetery. At the 2018 workshop (which was prior to the applicant proposed the Pioneer Cemetery contribution) the Planning Commission suggested that a contribution towards bicycle and pedestrian related projects might also be appropriate.

Recently, the applicant indicated that the amenity contribution would be made only if the proposed five-lot residential development is approved. No amenity contribution has been considered or proposed for an approval of less than 5 lots. Staff believes a contribution to the Pleasanton Pioneer Cemetery should be provided by the applicant for any number lots beyond that currently allowed by the NSSP. If an approval is rendered for number of lots exceeding that allotted by the NSSP, staff will include a condition requiring funding contribution to Pleasanton Pioneer Cemetery, or to bicycle and pedestrian trail related projects as suggested by the Planning Commission at the work session.

PUD Development Plan

All development proposals in the NSSP area are subject to the PUD review and approval process as outlined in the Pleasanton Municipal Code, including adoption of a site-specific PUD development plan that includes the development standards for the property. The development standards should be consistent with the development standards stated in the NSSP.

Analysis

Municipal Code Objectives: Section 18.04.101 of the Pleasanton Municipal Code (PMC) sets forth objectives for all projects to promote the public health, safety, peace, comfort, convenience, prosperity and general welfare, including:

1. To provide a precise guide for the physical development of the city in such a manner as to achieve progressively the arrangement of land uses depicted in the general plan adopted by the city council; and
2. To promote the stability of existing land uses that conform with the general plan and to protect them from inharmonious influences and harmful intrusions.

As discussed above, the NSSP specifies, in greater detail, a land use and circulation plan intended to be in conformance with the General Plan. The project proposes to amend the NSSP to achieve more units and density than is currently allocated to the property under the Specific Plan. Given this inherent lack of conformance to the NSSP and General Plan, staff concludes that the above Municipal Code objectives would not be met.

Lot Size and Dimensions: Table 2 provides a comparison of the conformance of the project and/or proposed development standards, with applicable standards identified in the NSSP. Key aspects of this conformance are discussed in more detail below. Note that the analysis generally focuses on the proposed land use designations and standards and the project's conformance to them (i.e. comparing the proposed PUD-MDR parcels, to the PUD-MDR standards), rather than a comparison between the requirements of the (current) PUD-A designation and the proposed PUD-MDR parcels. However, this information can be surmised from the tables provided.

Table 2: Development Standards

	PUD-A			PUD-MDR			
	Required	Proposed		Required	Proposed		
		Lot 1	Lot 5		Lot 2	Lot 3	Lot 4
Lot Size	1 acre	34,539 sf (0.79 acres)	64,141 sf (1.47 acres)	8,000 sf	14,891 sf	14,766 sf	14,617 sf
Lot Width (min.)	300'	Approx. 210' (average)	Approx. 250' (average)	Varies	Approx. 117'	Approx. 106'	Approx. 107'
Lot Depth (min.)	Not Specified	Approx. 145' (average)	Approx. 180' (average)	Varies	Approx. 136'	Approx. 141'	Approx. 131'

The proposal includes three PUD-MDR lots located in the northern 1.01-acre portion of the site. The NSSP requires a minimum 8,000-square-foot minimum lot area for residential lots in this designation. The PUD-MDR lots fronting Sycamore Creek Way would have lot size ranging from 14,617 square feet to 14,891 square feet. This is significantly larger than the minimum lot size but comparable in size with the existing lots in the area. Additionally, the proposed PUD-MDR lots would have an average lot width of approximately 112 feet and an average lot depth of approximately of 135 feet deep, also comparable to the dimensions of the adjacent lots in the Sycamore Heights neighborhood.

The two proposed PUD-A lots are located in the southern 2.27-acre portion of the site. Per the NSSP, a minimum one-acre lot size is required. As proposed, Lot 1 would be less than one acre in size (34,539 square feet, or 0.79 acres) and Lot 5 would be 64,141 square feet, approximately 1.47 acres in size. The applicant is proposing Lot 1 to be less than one acre in size in order to place the entire creek on Lot 5. At the work session, staff supported this configuration of the parcels which provides clear responsibility for ownership and maintenance of the creek. Staff believed, and continues to believe, there is merit to retaining clear ownership of the creek, and thus supports the specific plan amendment to allow Lot 1 to be less than one acre in size. The Planning Commission concurred with staff's position.

Staff notes, the segment of Sycamore Creek on the project site is approximately 6,008 square feet (creek bank to creek bank) in area. Even if the entire segment of the creek were placed on

the proposed Lot 1, the resulting lot size would be approximately 40,457 square feet (or 0.93 acre), still below one-acre size.

Site Development Standards

The NSSP provides a set of development standards for PUD-MDR zoning district. Table 3 provides a comparison of the standards required by NSSP and those proposed, which would generally follow those of the R-1-20,000 zoning district.

Table 3: Development Standard Comparisons

	NSSP's PUD-MDR District	Proposed
Setbacks (Minimum)		
Front Yard	25'	25'
Side Yard	5' on one side 30' both sides combined	5' on one side; 30' both sides combined
Rear Yard	25'	25'
Height (Maximum)	30'	30'
FAR (Maximum)	Not specified	30%

The NSSP does not specify how height is measured. As proposed, the building height would be measured from the lowest finished grade adjacent to an exterior wall of the structure to the peak of the roof, and the FAR calculation would include garage area in excess of 600 square feet and all enclosed accessory structures.

As shown in Table 3, the proposed development standards for the PUD-MDR lots are consistent with the NSSP.

The NSSP does not provide specific development standards for lots in the PUD-A zoning district. As the proposed PUD-A lots are irregularly shaped, a building envelope is therefore proposed for each of the PUD-A lots, rather than listing minimum setbacks. Each envelope provides a boundary within which development of the primary residential buildings and all accessory structures could take place without impacting the creek or the trail. As proposed, landscape and hardscape may be installed outside the building envelope on each lot, except within the defined creek setback area. The proposed building envelopes are included in the design guidelines attached as Exhibit B.

Given the large size of the PUD-A lots, a maximum allowable building area is placed on each, and they are as follows:

- Lot 1: Maximum building area shall not exceed 7,500 square feet for all enclosed structures including all garage space.
- Lot 5: Maximum building area shall not exceed 8,500 square feet for all enclosed structures including all garage space.

Additionally, the height of buildings allowed on the PUD-A lots would reflect the same 30-foot maximum height as the PUD-MDR lots, and use the same height measurement.

Design Guidelines

The new homes would be custom homes constructed by individual homeowners after the lots are sold. Design guidelines detailing the development standards and design criteria are proposed for construction of the future homes and related development on Lots 1-4 and for remodeling and expansion of the existing home on Lot 5 (or demolition of the existing home

and construction of a new home on Lot 5). The design guidelines for the homes on the PUD-MDR lots include these key design criteria:

1. The homes have compatible and comparable designs, details, and color/material themes as the existing homes in the Sycamore Heights development. Structures should be designed to harmonize with the natural setting and with neighboring homes.
2. All structures shall reflect a high standard of architectural design.
3. Design should consider the privacy of neighbors when locating doors, windows, balconies and patios.
4. The visual prominence of garage doors should be minimized.

The design guidelines for the homes on the PUD-A lots include these key design criteria:

1. Architectural styles suitable to the existing semi-rural character are encouraged. The generally informal character of the neighborhood's structures should be reinforced. Informal architectural styles reflective of California's heritage such as ranch-style homes are strongly encouraged while more formal styles reflecting Neo-Colonial, European Estate, or similar architecture should not be used.
2. Stone and treated woods are strongly encouraged for exterior surfaces. Stucco may be used, provided that it is complementary to the home design and it is a muted earth tone color. Limestone, coolstone and similar materials are prohibited.
3. If a two-story home is proposed, the second floor shall not exceed 40% of the first-floor area and the second floor shall either have walls that are set back from the first-floor walls or the second floor shall be integrated into the roof of the house with dormers used for windows or to provide adequate head clearance.
4. The visual prominence of garage doors should be minimized. New construction should seek to limit the amount of garage fronts visible from adjacent roads.

Staff and the applicant worked collaboratively on the design guidelines together with the guidelines as proposed acceptable to both parties. For additional design criteria, please refer to the design guidelines attached as Exhibit B.

All new homes would require subsequent design review process in accordance with Section 18.20 of the Pleasanton Municipal Code. Design review applications will be processed at staff level unless it is forwarded to the Planning Commission at the discretion of the zoning administrator.

Visual Analysis

At the July 2018 work session, the Planning Commission requested a streetscape visual be provided when the application returns to the Commission to demonstrate how a future home on the proposed Lot 1 would fit into the neighborhood. The Planning Commission indicated the streetscape visual would help in understanding the mass and bulk of the future home, and structure's appropriate setbacks in respect to Sycamore Road and Sycamore Creek.

No streetscape visual was submitted as part of the application submittal. The applicant decided not to provide this item, citing cost as the factor.

Trail Design

The NSSP does not include design standards for the public trail, but Figure VI-1 in the Specific Plan shows a conceptual design for improvements along Sycamore Creek, including a 12-foot wide “multi-use all weather accessway.” The existing trail located on the west side on project site (Dale Way) has a decomposed granite surface, and staff at the work session suggested the trail included in the application should match the existing trail. Since the July 2018 work session, in May 2019, the City Council adopted the Trails Master Plan. The master plan shows a future Class 1 trail to be constructed at the project site along Sycamore Road. This future trail is comprised of a 10'-20' (8' min.) wide trail with asphalt or concrete surface and a 1- to 2-foot wide fine crushed stone shoulder on each side.

The proposal includes a trail along the frontage of Lot 1. It includes a 10-foot wide paved trail with a 2-foot wide decomposed granite shoulder on either side of the trail and a 5-foot wide landscape stripe between the northern right-of-way line of Sycamore Road and the 2-foot wide shoulder. It conforms to the Trails Master Plan, meeting the requirements of the trails master plan. The plan also shows a connection linking Dale Way to the existing Bridle Creek trail.

Grading and Retaining Walls

As proposed, the PUD-MDR lots would have access to and from Sycamore Creek Way, and the PUD-A lot would have access to Sycamore Road. As recommended by staff and supported by Planning Commission in the work session, the grading plan has been revised to address the following items:

1. Grading on Lot 2 has been revised so that the proposed pad elevation on Lot 2 would be approximately 3 feet higher than the pad elevation of the adjoining lot to the west. The revision lowered the pad elevation approximately 3-4 feet compared to the initial proposal. This grade difference is similar to that seen between other lots in the adjacent subdivision.
2. Excessive dirt from grading of the project site would be off-hauled instead of stock-piled onto Lot 1, the proposed PUD-A lot fronting Sycamore Road.

Staff finds the proposed grading plan responded to the comments made at the work session. Should the Planning Commission support a version of the project that includes a configuration similar to that proposed, the grading would, in staff's view, be acceptable.

Retaining walls are proposed on Lots 2-4, and between Lots 2-3 and Lot 5. Should the Planning Commission support a version of the project similar to that proposed, staff finds the proposed retaining walls would be acceptable except for the location of the wall between Lots 2-3 and Lot 5. This wall, as proposed, is located on Lot 5 but benefits Lots 2-3. It is standard practice, and prudent from a liability and maintenance standpoint, to have the benefitting property owners responsible for the maintenance of a retaining wall. As such, for this or a similar lot configuration, staff would recommend either:

1. Relocating the wall from Lot 5 to Lots 2 and 3; or
2. Adjusting the rear property line of Lots 2 and 3 to include the wall.

Staff has discussed these options with the applicant, and applicant has agreed to revise the proposal to reflect one of the design options as needed. Should the Planning Commission opt

to support, rather than deny the application, this requirement would be included as a condition of approval.

Stormwater and Drainage

The project would collect and convey all stormwater originating from the development to the City's storm drain systems. The lots fronting Sycamore Creek Way would be connected to the City's storm drain system in Sycamore Creek Way and the lots fronting Sycamore Road would be connected to the City's storm drain system in Sycamore Road. Although the project would not substantially alter the existing drainage pattern, it would increase the amount of impervious area on the site. The applicant proposes a stormwater bioretention area on each lot to manage, slow down, and treat stormwater runoff before it enters the City's storm drain system. As a result, the proposed development would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.

Sycamore Creek

Sycamore Creek bisects the existing parcel in an east-west direction. The NSSP requires all new development adjacent to the creek to be set back from the toe of the slope by a minimum suitable distance as recommended by a geotechnical engineer and/or certified engineering geologist. The proposed plan shows the project geotechnical engineer's recommended 30-foot setback from the toe of the slope on either side of the creek and complies with this NSSP requirement. The setback was peer reviewed by the City's geotechnical engineering who concurred that it was acceptable.

The proposed Lot 5 contains the segment of the creek; thus, the owner(s) of Lot 5 should be responsible for maintenance of the creek. Additionally, the Engineering Department has identified the need for a 60-foot wide public access easement and storm drain easement centered on the creek centerline, matching the existing 60-foot wide easement in the Bridle Creek development to the west. This easement is for storm drain purposes with the right to construct and maintain said easement if the property owner of Lot 5 fails to maintain it to the satisfaction of the City Engineer. When such situation occurs, the City will perform the maintenance at the cost of the property owner of Lot 5. Should the Planning Commission opt to support, rather than deny the application, a condition of approval would address this item.

In order to determine whether the proposed project would affect the water flow in Sycamore Creek, hydrology studies were prepared by LandTech, Inc. The studies found that the proposed development would result in a slight increase in surface water flow into Sycamore Creek, but the increase is not considered to be significant and would not result in substantial erosion or siltation on- or off-site. The hydrology studies were peer reviewed by Engeo, Inc., acting as the City's geotechnical peer review consultant. Engeo concurred with the analysis and conclusions in the hydrology studies. The hydrology studies and peer review reports are included with Exhibit B.

Biological and Tree Assessments

There are a number of mature trees on the property site including native valley oak, sycamore, and California black walnut trees; these are generally located in the southern portion of the site and adjacent to the creek. Non-native trees including eucalyptus, acacia and other non-native species, are also located on site, and a variety of shrubs, grasses, and groundcover surround the existing home. All existing trees are proposed to be retained.

A preliminary arborist report was prepared by HortScience in March 2018. The report surveyed 22 trees; 15 qualify as heritage-sized trees as defined by the Pleasanton Municipal Code. Although several of the trees have potential to be affected by the project including site grading and construction of retaining walls, the report concludes that all 22 trees can be preserved. The report also provides recommendations for tree protection and preservation during construction. The City Landscape Architect has reviewed the report and concurred with the assessment and the recommended protection measures.

In order to identify if any sensitive plant or wildlife species, sensitive habitats, or biological constraints exist on the project site, a field reconnaissance survey of the project site was conducted in April 2019 by Olberding Environmental Inc. Per the Olberding survey, no sensitive habitats were found and no special status species listed in the California Natural Diversity Database (CNDDDB) were observed in or near this site. A red-shouldered hawk was observed flying over the Property during the survey. If project construction-related activities such as grading take place during the nesting season (February through August), preconstruction surveys for nesting passerine birds and raptors would be required. Based on the results of the surveys, avoidance procedures would be adopted, if necessary, on a case-by-case basis. These may include construction buffer areas (up to several hundred feet in the case of raptors). Should the Planning Commission recommend approval of the project or a version thereof, staff would incorporate conditions addressing this item.

Fire Management and Open Space Plan

Due to the project location, the Livermore-Pleasanton Fire Department (LPFD) required a site-specific Open-Space Management and Wildland Fire Protection Plan be prepared as a part of the PUD development plan application. The Open-Space Management and Wildland Fire Protection Plan was prepared by Olberding Environmental Inc. which addresses year-around maintenance of the project site, wildlife and vegetation protection, and measures to reduce fire intensity/fire exposure. LPFD reviewed and the plan and found it to be acceptable.

PLANNED UNIT DEVELOPMENT CONSIDERATIONS

The Pleasanton Municipal Code Section 18.68.110 sets forth the purposes of the Planned Unit Development District and considerations to be addressed in reviewing a PUD development plan. These purposes and considerations are set forth in the draft Resolution included as Exhibit A, and includes whether the plan is in conformance with the City's General Plan, is in the best interest of public health, safety, and general welfare, and whether the plan would be compatible with developed properties in the vicinity. As described in Exhibit A, and based on the information and analysis provided in this Agenda Report, staff recommends the Commission make the required findings to recommend denial of the project.

VESTING TENTATIVE MAP 8528

Vesting Tentative Map 8528 is proposed together with the PUD development plan. Review of a tentative map is limited to review of its consistency with the approved PUD development plan and compliance with State-mandated findings. As noted earlier, staff does not support the proposed five-lot residential development, and thus does not support the Vesting Tentative Map as proposed. However, should the Planning Commission support a version of the PUD that would increase the allowable density on this project site, a conforming Vesting Tentative Map (for 5 lots), or Parcel Map (for 4 or fewer lots) could also be recommended for approval, subject to the necessary conditions of approval.

ALTERNATIVES

As described above, it is staff's recommendation that the Planning Commission adopt the attached resolution in Exhibit A recommending the City Council deny the applications based on the findings outlined in the resolution and analysis in this Agenda Report.

However, the following alternatives may be considered by the Planning Commission:

1. Recommend the City Council approve a 4-lot residential development: i.e. 3 lots in the northern portion approximately 1.01-acre portion of the site fronting Sycamore Creek Way and one lot in the southern approximately 2.27-acre portion of the site containing the existing residence. This was the version of the project generally supported by the Planning Commission at the July 2018 work session.

Should the Planning Commission support this alternative of a 4-lot development, staff would request the item be continued, with direction to the applicant to revise and re-submit for a 4-lot PUD development plan with design guidelines governing the development of the project reflecting the revised plan, for which a resolution for approval and appropriate conditions would be drafted. Should the Planning Commission select this alternative, staff would request that direction be provided as to the extent and of development that should be allowed within the southwest portion of the site (i.e. if it would be acceptable to allow for construction of a new single-family residence within a similar proposed building envelope), assuming the existing single-family home would be removed at such time.

This alternative should include the prohibition of further subdivision of the southern approximately 2.27-acre portion of the site that contains the existing residence.

A 4-lot subdivision (parcel map) is typically reviewed and approved by the Staff Review Board, a decision-making body comprised of representatives from each City Departments. Thus, a 4-lot parcel map would not be returned to the Planning Commission for a decision, and instead would be approved at the staff level, based on its conformance to the approved PUD plan.

2. Recommend the City Council approve the 5-lot development as currently proposed by the applicant.

Should the Planning Commission support this alternative, staff would request that the item be continued, with direction to staff to prepare a resolution including the necessary findings and draft conditions of approval for the project, upon which the Planning Commission would take action at a subsequent meeting.

Among these alternatives, staff is most supportive of Alternative 1, a 4-lot project, since it is the next most consistent with the existing Specific Plan, and with some rationale to support an additional lot along Sycamore Creek Way to infill this area with development similar to that found in the adjacent Bridle Creek Development, alongside the other factors listed on Page 15 of this staff report .

PUBLIC NOTICE

Notices for this hearing were sent to surrounding property owners and tenants within a 1,000-foot radius of the site. Staff has provided the location and noticing maps as Exhibit G for reference. The public notice was also published in *The Valley Times*. At the time this report was published, staff did not receive any comments. Any public comments received after publication of this report will be forwarded to the Commission.

ENVIRONMENTAL ASSESSMENT

A draft Initial Study/Negative Declaration (IS/ND) (Exhibit E) has been prepared for the proposed project, and reflecting the number and configuration of lots proposed by the applicant. The draft IS/ND was circulated for public comments between December 18, 2019, and January 10, 2020. Zone 7 provided comments to ensure groundwater quality is maintained and permit is obtained if the existing well is to be abandoned. Based on the draft IS, staff believes that the project would not have any significant environmental impacts. Staff, therefore, believes that the Initial Study/Negative Declaration can be adopted in conformance with the California Environmental Quality Act (CEQA). If the Planning Commission concurs with this environmental assessment, it must make the finding that the IS/ND adequately evaluates the potential environmental impacts of the project prior to taking action on the project. Since the impacts of a four-lot subdivision would be the same or less than the five-lot project analyzed in the IS/ND, staff believes the findings and conclusions of the IS/ND would remain valid, even if the project was revised.

CONCLUSION

There are important factors weighing both for and against the proposed NSSP amendment and density increase. There is some logic, as the applicant suggests, to allowing the now-established development pattern along Sycamore Creek Way to continue onto this property. However, in and of itself, amending the Specific Plan is a significant request, not least because granting the amendment may encourage or be seen as setting precedent for other similar requests. Staff does not support the specific plan amendment for the density increase for this project. Therefore, staff recommends the Planning Commission recommend the City Council deny the project.

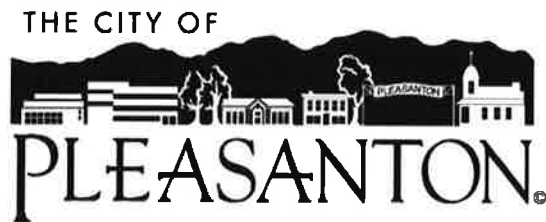
Primary Author: Jenny Soo, Associate Planner, 925-931-5615 or jsoo@cityofpleasantonca.gov.

Reviewed/Approved By:

Steve Otto, Senior Planner

Julie Harryman, Assistant City Attorney

Ellen Clark, Community Development Director



Planning Commission Agenda Report

May 27, 2020
Item 5

- SUBJECT:** PUD-135, P19-0030, P19-0031 and Vesting Tentative Subdivision Map 8528
- APPLICANT/
PROPERTY OWNER:** Alaina Stewart/Bringhurst LLC
- PURPOSE:** Applications at an approximately 3.28-acre site for:
(1) amendments to the North Sycamore Specific Plan (NSSP) to:
a) change the land use designation of an approximately 1.01-acre portion of the site from Planned Unit Development – Agricultural (PUD-A) to Planned Unit Development – Medium Density Residential (PUD-MDR); b) allow the proposed PUD-MDR lots to have access from Sycamore Creek Way; c) allow one of the PUD-A lots to be less than one acre in area; and d) realign the planned public trail on the project site; (2) rezoning an approximately 1.01-acre portion of the site from Planned Unit Development – Agricultural (PUD-A) District to Planned Unit Development – Medium Density Residential (PUD-MDR) District; (3) PUD development plan approval for a five-lot single-family residential development with related on- and off-site improvements; and (4) Vesting Tentative Subdivision Map approval to subdivide the 3.28-acre parcel into five residential lots for four new homes and one existing home.
- LOCATION:** 990 Sycamore Road
- GENERAL PLAN:** Low Density Residential
- SPECIFIC PLAN:** North Sycamore Specific Plan – Planned Unit Development-Agriculture
- ZONING:** Planned Unit Development - Agricultural (PUD-A) District
- EXHIBITS:**
- A. Draft Resolution and Conditions of Approval
 - B. Revised Design Guidelines and Standards for Sycamore Corner PUD-135, dated as received on March 13, 2020
 - C. Additional Applicant Materials (Simulated Site Plan for Lot 1, Lot 1 Building Restrictions with Comparisons, Comparison Chart for Proposed Lot 1 and Neighboring Bridle Creek Homes, Street-View Visual Simulations, and Proposed Amenity Contribution Letter)

- D. Planning Commission Agenda Report dated January 22, 2020, with Attachments using the following link:
<http://weblink.cityofpleasantonca.gov/weblink/0/doc/287240/Page1.aspx>
 - E. Excerpt of the January 22, 2020, Planning Commission Meeting Minutes
 - F. Public Comments
 - G. Location and Notification Map
-

STAFF RECOMMENDATION AND SUMMARY

At the January 22, 2020, Planning Commission hearing, the Planning Commission directed staff to prepare a resolution recommending approval of the project to the City Council. The following actions are recommended:

- a. Find that the project would not have a significant effect on the environment;
- b. Find that the proposed amendments (P19-0031) to the North Sycamore Specific Plan (NSSP) are appropriate and consistent with the General Plan;
- c. Find that the proposed Planned Unit Development rezoning (P19-0030) and development plan (PUD-135) are consistent with the General Plan and the purposes of the PUD Ordinance, and make the PUD findings as listed in the draft resolution;
- d. Find that the Vesting Tentative Subdivision Map application meets State law and the Zoning Ordinance of the Pleasanton Municipal Code (PMC) and make the tentative map findings as listed in the draft resolution; and
- e. Adopt a resolution recommending approval of the draft Negative Declaration and Cases PUD-135, P19-0030, P19-0031, and Vesting Tentative Subdivision Map 8528, subject to the draft conditions of approval listed in Exhibit A, and forward the applications to the City Council for public hearing and review.

DISCUSSION

Please refer to the January 22, 2020, Agenda Report (Attachment D) for background information, site and area description, detailed project description, and staff analysis of the proposed development. As outlined in the Agenda Report, the proposed development requires amendments to the North Sycamore Specific Plan (NSSP) including an amendment to increase the density on the subject site from the NSSP allotted three residential units to five residential units. As indicated in the Agenda Report, staff did not support amending the NSSP to accommodate a five-lot development and recommended the project be redesigned to a three-lot development consistent with the NSSP.

After discussion and deliberation, the Planning Commission concluded the proposed five-lot residential development could be supported. In articulating its reasoning for the decision, the Commission noted the proposed three new lots fronting Sycamore Creek Way (Lots 2-4) would be compatible with the lot configurations of the adjacent Sycamore Heights development. For the proposed new lot fronting Sycamore Road (Lot 1), the Commission requested the following information and project revisions when the project returned to the Commission for its subsequent review:

1. Provide street-view visual simulations of a future home on Lot 1 to demonstrate its compatibility in building's mass and bulk with the existing homes along Sycamore Road;
2. Increase building setback from Dale Way so the new home would be situated further away from Dale Way;
3. Reduce the allowable building square footage for the new home on Lot 1, and it should be less in building area than the existing homes on the same side of the street; and
4. Provide a monetary contribution, with a suggested amount of \$100,000 for the project, for the construction and improvement of bicycle and pedestrian facilities in the area.

The Commission also directed the applicant revise their plans to enhance front-yard landscaping for Lot 1 and include species compatible with those planted in the front yard areas of the existing lots on Sycamore Road. The minutes of the January 22 Planning Commission meeting are included as Attachment E.

In response to Planning Commission's direction, the applicant proposes the following revisions (see Attachment C):

1. Increase the Lot 1 building setback from Dale Way by 10 feet, from 50 feet (initially proposed) to 60 feet;
2. Reduce the allowable building area on Lot 1 from 7,500 square feet as initially proposed to a maximum of 5,180 square feet for all buildings and structures (equivalent to a 15% FAR) plus a 600 square feet allowance for a garage, for an effective maximum of 5,780 square feet¹; and
3. Contribute \$100,000 to the City of Pleasanton as a public amenity for the proposed five-lot residential development.

The applicant provided a simulated site plan, and other materials, for Lot 1 which includes the following (see Attachment C):

1. Building Areas: The site plan shows the following floor area breakdowns:
 - a. An approximately 5,200-square-foot, two-story residence, with an attached 3-car garage (stated square footage is inclusive of garage);
 - b. A pool and an approximately 450-square-foot pool house located to the northwest of the future home; and
 - c. An approximately 130-square-foot shed located to the east of the future home.

Staff Analysis: Together, the stated building areas would total 5,780 square feet, including the garage. The existing homes to the west of the project site and on the same side of Sycamore Road are part of the Bridle Creek development. These lots range between 40,205 square feet to 43,029 square feet in lot area². Bridle Creek development allows a 20% FAR, inclusive of all structures and any garage area over 600 square feet. Per building permit records, the total square footage of the homes as constructed are between 4,481 square feet and 7,154 square feet. The proposed 15% FAR, inclusive of garage area over 600 square feet on Lot 1 would allow for a total maximum building area of 5,780 square feet. As suggested by the Planning

¹ Under the current State Law, an ADU less than 800 square feet could be constructed even if the new residence is built to the maximum allowable square footage for the site.

² The lot areas include a 60-foot wide public access and storm drain easement along the rear property lines.

Commission, the maximum building area would be less than the existing homes on the same side of Sycamore Road in the Bridle Creek development, and, as described below, would result in buildings in scale with the site and its surrounding. In staff's view, the proposed maximum building area is acceptable.

2. Setbacks: The applicant's revised plans would meet the following setbacks:
 - a. A minimum 70-foot setback from the front property line along Sycamore Road; and
 - b. A 60-foot setback from the westerly property line, or 35 feet from the eastern edge of Dale Way (Dale Way is 25 feet in width).

Staff Analysis: Staff continues to find the proposed front yard setback is sufficient, and the proposed additional 10 feet setback from Dale Way would provide for a more generous separation between the proposed residence and trail users.

3. Design Guidelines/Building Massing and Scale: The proposed home on Lot 1 meets the following development standards and design criteria:
 - a. Second-floor floor area is just under 40 percent (approximately 39.6%) of the first-floor floor area. This would meet the proposed Guidelines' requirement for the second-floor floor area to not exceed 40 percent of the first-floor floor area; and
 - b. All proposed structures, including the pool, would be located within the defined building envelope area.

Staff Analysis: The proposed PUD Design Guidelines and Standards (see Attachment B) have considered the appropriate building mass and bulk for the home on Lot 1. As such, it proposes to limit the second-floor area to be no more than 40 percent of the first-floor area and the walls that are set back from the first-floor walls or the second floor be integrated into the roof of the house, such as use dormers for windows. Additionally, the design guidelines require the visual prominence of garage doors should be minimized. The applicant prepared visual exhibits to demonstrate street views of a proposed house on Lot 1 (see Attachment C).

Figure 1 is a photo simulation of the proposed home based on the above-described primary structure and accessory buildings on Lot 1. The image is taken from Alisal Street and includes an existing home to the far left.

Figure 1: View from Alisal Street near Minnie Drive, Looking North



Figure 2 is a photo simulation taken directly in the front of the proposed Lot 1. Although the simulation reflects initial landscape plantings, versus simulated years of growth, staff nonetheless recommends additional front yard landscape be planted. Thus, a condition of approval has been added to address this item. The photo simulations are also attached to this report.

Figure 2: View from Sycamore Road, directly in Front of Lot 1



As directed by the Planning Commission on January 22, 2020, the draft resolution (Exhibit A) reflects a recommendation for approval to the City Council, and a comprehensive series of conditions of approval for the PUD and Vesting Subdivision Map.

PLANNED UNIT DEVELOPMENT CONSIDERATIONS

Section 18.68.110 of the Pleasanton Municipal Code sets forth purposes of the Planned Unit Development (PUD) District and seven separate considerations to be addressed in reviewing a PUD development plan, including whether the PUD development plan would be compatible with developed properties in the vicinity. Based on the deliberation and direction provided by the Planning Commission at their January 22, 2020, meeting, the attached draft resolution recommending approval of the PUD development plan to the City Council includes the required findings of conformance with each of the PUD considerations.

VESTING TENTATIVE SUBDIVISION MAP 8528

As a part of the project, the applicant proposes to subdivide the approximately 3.28-acre site into five lots for four new single-family homes and one existing single-family home. A Vesting Tentative Map confers a vested right to proceed with a development in substantial compliance with the ordinances, policies, and standards in effect at the time an application for the map is deemed complete. Vesting tentative subdivision maps are reviewed in the same manner as regular tentative subdivision maps, with the Planning Commission identified as the body taking final action on tentative subdivision applications. In this instance, however, since the subdivision is being processed concurrently with the PUD, and the subdivision approval is contingent on approval of the PUD, the Council will take final action on both items. Review of a tentative subdivision map is limited to review of its consistency with the PUD development plan and compliance with State-mandated findings. The Vesting Tentative Subdivision Map closely follows and is consistent with the proposed PUD development plan. The Planning Commission must make the required findings that Vesting Tentative Subdivision Map 8528 conforms to the purposes of the PMC, before taking its action. These findings are set forth in the Draft Resolution included as Exhibit A.

PUBLIC NOTICE

Notices for this hearing were sent to surrounding property owners and tenants within a 1,000-foot radius of the site. Staff has provided the location and noticing maps as Exhibit G for reference. The public notice was also published in *The Valley Times*. Staff received an email from Steve McGinnis, resident on Sycamore Creek Way, who expressed support of the proposal. Staff will continue to forward public comments, when received, to the Commission.

ENVIRONMENTAL ASSESSMENT

A draft Initial Study/Negative Declaration (IS/ND) has been prepared for the proposed project, reflecting the number and configuration of lots proposed by the applicant. The draft IS/ND was circulated for public comments between December 18, 2019, and January 10, 2020. Zone 7 provided comments to ensure groundwater quality is maintained and noted that a permit must be obtained from Zone 7 if the existing well is to be abandoned. The existing well will not be abandoned but use for irrigation purposes. Based on the draft IS, staff believes that the project would not have any significant environmental impacts. Staff, therefore, believes that the Initial Study/Negative Declaration can be adopted in conformance with the California Environmental Quality Act (CEQA). If the Planning Commission concurs with this environmental assessment, it must make the finding that the IS/ND adequately evaluates the potential environmental impacts of the project prior to taking action on the project.

CONCLUSION

At the meeting of January 22, 2020, the Planning Commission indicated its support of the proposed five-lot residential development and requested additional information be provided and reviewed prior to rendering a recommendation to the City Council. Based on the Planning Commission's direction, the draft resolution (Exhibit A) reflects a recommendation for approval and conditions of approval of the project to the City Council.

Primary Author: Jenny Soo, Associate Planner, 925-931-5615 or jsoo@cityofpleasantonca.gov.

Reviewed/Approved By:

Steve Otto, Senior Planner
Melinda Denis, Planning and Permit Center Manager
Ellen Clark, Community Development Director

PUD-135, P19-0030, P19-0031 and Vesting Tentative Map 8528, Alaina Stewart / Bringhurst LLC

Applications at an approximately 3.28-acre site for: (1) amendments to the North Sycamore Specific Plan (NSSP) to: a) change the land use designation of an approximately 1.01-acre portion of the site from Planned Unit Development – Agricultural (PUD-A) to Planned Unit Development – Medium Density Residential (PUD-MDR); b) allow the proposed PUD-MDR lots to have access from Sycamore Creek Way; c) allow one of the PUD-A lots to be less than one acre in area; and d) realign the planned public trail on the project site; (2) rezoning an approximately 1.01-acre portion of the site from Planned Unit Development – Agricultural (PUD-A) District to Planned Unit Development – Medium Density Residential (PUD-MDR) District; (3) PUD development plan approval for a five-lot single-family residential development with related on- and off-site improvements; and (4) Vesting Tentative Subdivision Map approval to subdivide the 3.28-acre parcel into five residential lots for four new homes and one existing home. Zoning for the site is Planned Unit Development - Agricultural (PUD-A) District.

Associate Planner Jenny Soo presented the specifics of the item in the Agenda Report.

Commissioner Pace referenced the applicant's submittals and packet materials and stated he did not understand why staff did not support the project. He confirmed that the three lots at the top were consistent with the neighborhood but that approval in whole would require a change to the specific plan.

Vice Chair Brown discussed the proposal to change the zoning to allow three lots at the top of consistent size with the neighborhood and Planning Commission comments at the July 11, 2018 Workshop. He stated both he and Commissioner Allen had visited the site and conversed with the applicants. He stated the project was not consistent with the North Sycamore Specific Plan (NSSP) and that the project was previously recommended by the Commission during the workshop to be either a three- or four-lot subdivision, not five-lot.

Commissioner Allen discussed the specific plan's intent to retain the rural area and stated the Planning Commission expressed concern with subdivision and density posing an issue.

THE PUBLIC HEARING WAS OPENED

Property Owner Alaina Stewart, on behalf of the Bringhurst family, provided background on the land and the family's history. She referenced the families' community service and donation of land. She explained that the NSSP allowed for up to six lots and one of the goals of the NSSP was for Growth Management to 'encourage new housing and infill and peripheral areas which were adjacent to existing residential development,' NSSP, page 75. She pointed out the proposed agricultural lots. She referenced the visuals of the lots and clarified that the family was asking for an update to the NSSP to allow for the proposed development. She continued by referencing Senate Bill 50, passed on January 6, 2020, regarding housing projects and the state providing housing to all income levels. She referenced a visual simulation to demonstrate the size of the lots and discussed support from the neighbors.

Laverne Spotorno, resident of Pleasanton and family within the City for over 250 years, provided support for the project and encouraged the Commission to approve the plan, with whatever conditions may be set forth.

Harold Roundtree, neighbor of the project, provided his support of the project, with the proposed five lots.

Eron Bringhurst, Pleasanton resident and member of the Bringhurst family, stated the project would look consistent with the surrounding area.

THE PUBLIC HEARING WAS CLOSED

Vice Chair Brown inquired about the level of the Commission's decision regarding the project. Ms. Clark referenced staff's recommendation for denial of the project and explained that if the Commission wanted to provide direction for an alternate option, the project would come back before the Commission for review of a five-lot proposal, or whatever decision was made by the Commission.

Commissioner Allen inquired whether there were other lots in the NSSP that would border Sycamore Creek and Sycamore Road.

Ms. Clark responded that she was not aware of any similar lots.

Commissioner Pace inquired about the three lots at the top of the hill, consistent with the existing development on the hill. He stated the proposal offered the three lots at the top consistent with the existing upper portion and the two lots below were consistent with existing conditions below.

Ms. Clark discussed the grade change from the north to the south and the proposal reflected the division from the north to the south elevation.

Vice Chair Brown stated the three northern lots were pre-graded. He explained the donation of land to allow Sycamore Creek Way to go through.

Commissioner Allen stated the applicant mentioned that they donated land, but land was received in return. She then inquired how the appropriate value of an amenity was determined and she discussed home values in the area. She also stated Dale Way was not an amenity because it already existed.

Ms. Clark explained the lot line adjustment to accommodate Sycamore Creek Way alignment and easements on Dale Way. She then responded that there was not a strict formula to determine amenity, rather a negotiation considering the type of amenity proposed, but that it should be in proportion to the request. She stated Dale Way was an improvement that would be required, irrespective of the number of lots being requested for the parcel, therefore not an amenity in staff's view.

Commissioner Pace discussed precedent related to similar requests and amenities offered.

Ms. Clark responded that amenities varied widely and discussed offers including cash contributions for public improvements, Ponderosa Home's Valley Trails project that included and various park improvements and what amenities made sense for the particular location.

Commissioner Allen referenced the visual of the five lots and inquired whether Dale Way and the creek setbacks were included in the acreage. She then inquired about the square footage of Dale Way.

Ms. Soo confirmed that both were included in the acreage calculation and that Dale Way was approximately 5,000 square feet.

Commissioner Pace responded that Lot 1 was approximately 34,500 square feet and Dale Way was approximately one-seventh of the total space.

Commissioner Allen referenced the comment made by the applicant that the project was allowed up to six lots and she inquired about the designation.

Ms. Clark explained that the LDR designation technically allowed six lots but the General Plan required consideration of the NSSP, which was more restrictive.

Commissioner Allen referenced her previous request from the July 11, 2018 Workshop to see visuals of the proposed site.

Applicant Alaina Stewart held up a visual to demonstrate the size and dimensions of the lots.

Ms. Clark explained the limitation within the design guidelines for the home to be no more than 7,500 square feet.

Ms. Stewart further clarified efforts to retain the rural feel including setbacks and reduced second floor square footage. In response to Vice Chair Brown regarding the three visuals of the same house, she explained that the visuals included the existing trees to give a perspective of how it would look at this point in time, but explained when someone landscapes it could potentially shield even more with additional trees, over time.

Commissioner Pace asked about the size of the home at 950 Sycamore Road.

Planning and Permit Center Manager Melinda Denis responded that according to the Zillow website, the referenced house size was 4,929 square feet.

Commissioner Pace stated he was trying to understand the previous conversation with the applicant in 2018 and the alignment with the three upper lots being consistent with the character of the existing neighborhood. He asked if the question was whether the lower portion should be one or two lots.

Vice Chair Brown mentioned the original NSSP and discussed Parcels 1, 2, and 3, approved in PUD-97-21 and modifications made throughout the process. He stated his opinion was that Parcel 3 was being subdivided to be in alignment with the other lots on Sycamore Creek Way. He discussed the July 11, 2018 Workshop and his agreement that the lots were in line with the size and that Parcels 1 and 2 should remain agricultural. He stated he was convinced by Ms. Stewart that five lots met the original intent of the NSSP.

Commissioner Pace discussed Lots 1 and 5 maintaining the rural feel and look. He asked the size of the lots and homes west of the property and referenced the size of the lots and homes near the proposed project. He then referenced the acreage between Lots 1 and 5 and discussed the applicant's willingness to move the lot line to create more or less a one-acre lot for Lot 1 but noted its impact on the creek.

Ms. Clark responded that the lot was .99 acres and the home was about 5,000 square feet. She clarified that the lots on the south side of the street were within the County, not the City's jurisdiction, therefore, they were not developed under the City's zoning requirements. She then responded that the position of the lot line would not impact the location of the building envelope.

Commissioner Pace referenced the architectural design and Commissioner Allen's discussion of the size and view of the home; he asked about restrictions on the size of the home. He then requested clarification on landscaping guidelines.

Ms. Clark stated the design guidelines adopted with the PUD would restrict size and massing of the homes on Lots 1 and 5. She explained the landscaping guidelines on Lots 1 and 5 and informal plantings requirement, with the landscaping subject to design review with the development of the site.

Commissioner Pace asked if the homes to the west were designated as agriculture.

Ms. Soo confirmed that they were designated PUD-A (agriculture).

Commissioner Pace confirmed that the look and feel of the lot would be consistent with the neighborhood.

Vice Chair Brown interjected that the nearby houses were large and not set back from the road due to the creek. He stated the proposed visual representation was more positive than the existing properties to the west.

Commissioner Allen asked the worst-case mass and square footage on Lot 1.

Ms. Clark explained the maximum building area for all enclosed structures could not exceed 7,500 square feet, but the Planning Commission could choose to reduce the overall massing size of the home. In response to Commissioner Pace, Ms. Clark pointed out the exhibit depicting design guidelines and standards for review.

Commissioner Allen asked about the setback from Dale Road. Staff displayed the site plan provided during the applicant's presentation. She then asked and confirmed that the distance was 25 feet from Dale Way.

Commissioner Pace inquired how many residences could be built on the site and what constituted the residence.

Ms. Clark explained that one single family home plus an Accessory Dwelling Unit (ADU) was allowed; she explained the allowance for ADUs.

Vice Chair Brown asked if there was an entitlement to a separate garage.

Ms. Clark stated the guidelines did not restrict the location of accessory structures.

Commissioner Allen inquired whether the new ADU laws would allow development anywhere on the lot.

Assistant City Attorney Julie Harryman explained that the new ADU laws allowed four-foot rear and side yard setbacks.

Commissioner Allen clarified that ADU laws allowed building anywhere.

In response to Commissioner Pace, Ms. Harryman confirmed that the new laws still only allowed one home and one ADU. Commissioner Pace asked if the applicant would be bound by current approval if the ADU law changed.

Vice Chair Brown stated State law would prevail. He summarized the Commission's consensus that it was amenable to the proposed lots, size, shape, and location. He inquired if the Commission agreed with Lot 1 and 5 and the lot line location and suggested that a discussion regarding amenities would be appropriate under different circumstances.

Commissioner Pace inquired who was responsible for the trail along Dale Way.

Ms. Soo responded that it would be the property owner's responsibility.

Vice Chair Brown stated that Dale Way would be the new preferred route for the trail, which was an amenity.

Commissioner Allen inquired about additional units being created and an expected amenity. She discussed the statement in the NSSP requiring a quid pro quo.

Ms. Clark explained that the City could not arbitrarily require amenities without a nexus and explained negotiations related to additional amenities.

Vice Chair Brown asked staff's recommendation on amenities for a four- or five-lot project.

Ms. Clark stated they did not have a recommendation and asked the Planning Commission's input on the currently proposed amenity for a donation to the cemetery.

Commissioner Allen stated she did not feel the contribution was enough and suggested a trail-oriented contribution. She stated she was potentially open to two lots, but she was concerned that it would not have the right feel. She agreed with the smaller size of Lot 1 due to Dale Way. She suggested a larger country, cottage type house, 1,500-2,000 square feet, with a one or two car garage on a smaller pad set to the furthest northeast portion of the lot.

Commissioner Pace responded that he also felt a larger contribution should be made, something to help maintain trails. He expressed concern about the size and massing of the proposed structure.

Vice Chair Brown inquired about the approximate square footage of the visual demonstrated during the presentation.

Ms. Stewart responded that the visual demonstrated 4,231 square feet.

Commissioner Allen stated the proposed project felt too encompassing and clarified that she was proposing a smaller pad.

Ms. Stewart explained the drainage issue and inability to shift the pad and explained it might be necessary to eliminate the ADU.

Vice Chair Brown discussed potential changes in ADU law.

Ms. Harryman stated, as of January 1, 2020, the ADU did not have to be within the building envelope.

Commissioner Pace expressed concern regarding changes in law allowing an ADU five feet from the street.

Ms. Stewart clarified that the drainage would not allow construction outside of the pad.

Commissioner Allen asked if the pad was the only location for construction.

Ms. Clark clarified that drainage and topography established the building envelope, among other factors, and that the building envelope defined the area in which construction was allowed.

Vice Chair Brown discussed opinions on amenities and concerns regarding massing.

Ms. Clark suggested the Commission take a straw vote on four or five lot options to provide direction to staff and the applicant.

ACTION: There was a straw vote regarding whether the Commission was in favor of a four- or five-lot project.

Commissioner Pace indicated he was in favor of five lots with a condition to reduce massing on Lot 1. He requested information on character and what had been done to retain a similar feel on Dale Way. He stated he was amenable to 70-foot setbacks but would prefer increased setback from Dale Way.

In response to Vice Chair Brown, Commissioner Pace stated his support for five lots was not conditioned around an amenity but would prefer the proposed amenity come back to the Commission.

Ms. Clark explained it was a City Council decision, but the Commission could provide input.

Commissioner Allen indicated support for five lots, with increased setback from Dale Way and setback from Sycamore Road to be greater than 70 feet, a smaller building pad and a visual representing the massing of the house and which gives an actual depiction of what can be

constructed on the lot. She proposed an amenity of \$100,000 per extra home to be used by for bicycle and trail improvements to connect to the Sycamore area over time.

Vice Chair Brown discussed his previous recommendation for four lots, but his decision had evolved. He requested Lot 1 be increased in size. He felt that Dale Way was an amenity and aligned with the proposed trail but suggested an increased amenity based on the extra lots. He stated he did not think the front setback needed to be increased but he could support increased setback from Dale Way which would further restrict massing. He discussed the need to protect the neighborhood since the lot would be sold.

Commissioner Allen referenced the house across the street on the west side of Sycamore Road with olive trees successfully screening the home. She suggested similar screening along Dale Way and the front area to mitigate the visual impact.

Ms. Clark mentioned the detention basin and possible restrictions in what could be planted. She then confirmed that the Commission had provided ample direction to staff and the applicant and the matter would come back for formal action at a future meeting.

PUD-135, P19-0030, P19-0031 and Vesting Tentative Subdivision Map 8528 / Alaina Stewart/Bringhurst LLC

Applications at an approximately 3.28-acre site for: (1) amendments to the North Sycamore Specific Plan (NSSP) to: a) change the land use designation of an approximately 1.01-acre portion of the site from Planned Unit Development – Agricultural (PUD-A) to Planned Unit Development – Medium Density Residential (PUD-MDR); b) allow the proposed PUD-MDR lots to have access from Sycamore Creek Way; c) allow one of the PUD-A lots to be less than one acre in area; and d) realign the planned public trail on the project site; (2) rezoning an approximately 1.01-acre portion of the site from Planned Unit Development – Agricultural (PUD-A) District to Planned Unit Development – Medium Density Residential (PUD-MDR) District; (3) PUD development plan approval for a five-lot single-family residential development with related on- and off-site improvements; and (4) Vesting Tentative Subdivision Map approval to subdivide the 3.28-acre parcel into five residential lots for four new homes and one existing home located at 990 Sycamore Road. Zoning for the site is Planned Unit Development - Agricultural (PUD-A) District.

Associate Planner Jenny Soo presented the specifics of the item in the Agenda Report.

Commissioner Allen referenced the simulation for the streetscape and inquired whether the square footage included the garage and Accessory Dwelling Unit (ADU) legally allowed. Ms. Soo explained the photo simulation included the attached garage, which totaled 5,200 square feet; she confirmed the ADU was not included in the design.

Commissioner Allen then asked and confirmed with the pool house and shed, it would increase to 5,700 square feet. She then referenced the streetscape simulation presented by the applicant at the January 22, 2020 Workshop and inquired whether that simulation was included in the meeting packet materials and what the square footage was shown in the previous simulation. Ms. Soo then displayed the site plan with the square footage from the January 22, 2020 Workshop, which showed a smaller house, just over 2,100 square feet, which also included an attached garage and a 400-square-foot ADU unit, totaling 4,231 square feet; she stated the previous materials showed a smaller house than in the version presented tonight.

Referencing the previous site plan, Commissioner Allen clarified the revised plan would need to allow an 800-square-foot ADU unit to meet legal requirements. Ms. Soo confirmed.

Commissioner Brown referenced a letter received from Bill Lincoln expressing his support while inquiring whether the three properties facing Sycamore Creek Way would be included in the Sycamore Heights Homeowners Association (HOA). He recalled the prior advice to the Planning Commission indicating that could not be required and requested staff's input.

Assistant City Attorney Julie Harryman referenced the email received and stated after recent internal discussion, the City could condition the three lots be required to join the HOA but only if the HOA chose to allow them to join; further stating due to Covenants, Conditions and Restrictions (CC&Rs) and other costs involved, the HOA may not want to allow the lots to be included. She advised if the Commission was interested in adding that as a condition, staff would need time to develop the appropriate language for City Council approval.

Chair Ritter asked and confirmed this topic was discussed during a previous workshop in 2019. Community Development Director Ellen Clark explained inclusion in the HOA was previously

discussed, and per Ms. Harryman's earlier explanation, the HOA would have an opportunity to invite these lots to join the subdivision, but the City could not compel the HOA to accept the lots.

Chair Ritter referenced the public comment received expressing concern regarding traffic and confirmed only one of the newly constructed lots would access Sycamore Road. He inquired whether there were any other traffic concerns that would result from the proposed project. Ms. Clark confirmed one newly constructed lot, in addition to the existing lots, would access Sycamore Road; three lots would access Sycamore Creek Way. She stated there were no traffic concerns resulting from the proposed project.

THE PUBLIC HEARING WAS OPENED

Applicant Alaina Stewart provided a presentation explaining the increased setback on the west side; reduced floor area ratio; creek inclusion in Lot 1; maintenance of the trail in perpetuity; and donation of \$100,000 for trail and bicycle improvements. She addressed the email from Ms. Boggs regarding access from Sycamore Road. She noted approvals for increased density on Sycamore Road and explained the proposed project was for 1.5 dwelling units per acre. She stated the project complied with the North Sycamore Specific Plan (NSSP) and would fit with the surrounding neighborhood.

Commissioner Pace inquired about the property orientation, landscape plan and building pad for Lot 1 while asking about the visibility from Alisal Street/Sycamore Road and Dale Way, given the property massing. He further stated the previous concerns regarding visibility from Dale Way and from the street, referencing the previous discussion around the massing of the property and its consistency with the other homes in the area being it's in a more rural part of the community.

Ms. Stewart explained the front yard of Lot 1 was on Sycamore Road; Dale Way is part of the property but would be reserved for trail use. She further stated the visual simulation included a pool house to demonstrate the look of an ADU, since an ADU legally could not be prohibited from the lot. She discussed the difficulty in obtaining a good visual from Dale Way due to the program simulation, however, a six-foot fence would be constructed along Dale Way, which will block a majority of the view into the backyard. She stated the house was positioned to the far east in order to minimize the visual impact of the house and allow for outdoor living space. She referenced the red outline on the visual simulation as the building pad, stating through the design review process, the visual impact could be minimized.

Commissioner Pace inquired about the 70-foot setback on Lot 1 noting the difference from setbacks for other homes within the development. He then asked about the difference from the proposed buildable pad in comparison to other homes within the development along Sycamore Road. Ms. Stewart responded the average setback for the other homes on Bridal Creek was 43 feet, stating the agricultural minimum was a 30-foot setback; the setback for Lot 1 was 70 feet, which was much further back than the other homes on Bridal Creek.

Commissioner Allen referenced the visual simulation and inquired if it was the same as was currently being proposed in regard to square footage. Ms. Stewart confirmed the visual simulation displayed depicted the current proposal based on the comments previously provided by the Planning Commission at the January 22, 2020 Workshop. Ms. Soo clarified the

visual simulation currently displayed was for the current proposed plan; she then displayed the previous site plan from the January 22, 2020 Workshop, stating the square footage of the house in the previous plan was slightly smaller than the one currently being proposed.

Commissioner Allen stated the floor area ratio (FAR) for Lot 1 was 15-percent without the garage; when reviewing the table provided in the packet materials, many of the homes on Bridle Creek were also at 15-percent FAR. Ms. Stewart stated the proposed FAR was as allowable, although the future property owner might decide to build something smaller. She noted the other homes on Bridle Creek had a 'block' look where the second story was more prominent versus the layout of what was being proposed; for Lot 1, due to the 40-percent limitation, the home had less of a 'block' appearance.

Commissioner Allen questioned the applicant's previous reference to maximum square footage and stated a property owner could legally add an 800-square-foot ADU on Lot 1, according to the state law, which was not currently reflected in the proposed plan. Ms. Stewart referenced previous conversations with staff regarding adding an ADU to the proposed plan, however, due to the state continuously making changes to the law and the allowable size, it was hard to amend the proposed plan while keeping up with those changes; looking at what had been done for similar size homes will help make reasonable comparisons.

Commissioner Brown stated he was appreciative of the changes made to the design as a result of the Commission's prior comments.

Chair Ritter concurred the feedback from January was appropriately incorporated and he appreciated the changes in response to the Commission's previous comments.

THE PUBLIC HEARING WAS CLOSED

Commissioner Pace inquired whether there was any framework used when determining the amenity contribution to ensure all applicants were treated the same. Ms. Clark responded the City did not have a policy related to amenity contributions, but it should be in relation to the overall scope of the project to meet the requirements and intended use. Staff had concluded that the proposed \$100,000 contribution met the requirements for both dollar amount and intended use of funds.

Commissioner Allen stated she was in full agreement with the plans for Lots 2, 3, 4 and 5, however, she still had some concerns regarding the design and size of the house for Lot 1. She referenced previous discussions during earlier Workshops recommending a smaller size house for Lot 1 than those currently in Bridle Creek, stating she supported the previous design for Lot 1 from the January 22, 2020 Workshop; however, the currently proposed design did not meet such criteria. She encouraged the Commission to be cautious in approving the new design. She then proposed adding clarity to some of the draft Conditions of Approval (COA), specifically to COA 17 regarding the current condition of the roadway along Dale Way and the desire to improve the street pavement at the time of construction for Lot 1; and amending COA 19, to include additional screening of the proposed house with increased landscaping.

Chair Ritter inquired whether Commissioner Allen's proposed amendments to the draft COAs were discussed during previous Workshops. Commissioner Allen stated the amendments were not previously discussed by the Commission. She clarified improved screening and adding

trees were previously discussed, so she was adding clarity to specify intent to the existing wording of draft COA 19. She explained COA 17 stated the builder would be responsible for maintaining the trail and landscaping, which was the reason she discussed the item with staff.

Commissioner Brown referenced the applicant's presentation, indicating their proposed plan would comply with landscaping COAs and the agenda report included screening to be provided by including planting of trees. He inquired if that satisfied Commissioner Allen's prior concern surrounding screening for Lot 1. Commissioner Allen deferred the inquiry to staff, stating she was uncertain of the level of screening required based upon what was depicted in the visual simulation for Lot 1. Ms. Clark stated staff agreed landscaping for Lot 1 could be improved, which would provide increased screening; staff can further specify these requirements in the COAs.

Commissioner Brown stated he was in agreeance for additional screening on Lot 1; however, he did not agree with Commissioner Allen's comment to add a requirement to improve or repave the current walkway on Dale Way at this stage of the project, stating the current condition of the pavement was adequate.

Commissioner Pace expressed his reluctance to add new requirements or conditions to the project which had not previously been discussed; he supported including additional screening on Lot 1, to maintain consistency with the massing and screening of the house.

Chair Ritter echoed Commissioner's Brown and Pace, stating he was not in support of adding additional conditions at this stage of the project, but was in agreeance with including additional screening to the current condition to help increase the currently proposed screening.

Commissioner Allen asked and confirmed the other Commissioners were in agreeance with the intent to ensure Lot 1 had adequate screening and the applicant would work with staff to determine those requirements. She then inquired whether any of the other Commissioners were in support of recommending a smaller size house on Lot 1, especially considering the possibility of adding an ADU to the property, which would increase the FAR, making it the largest lot in the development.

Commissioner Brown commented that ADUs were determined by state requirements and not controlled by the applicant, City or County. He stated the home on Lot 1 completed the street and should be consistent to the other homes on the street and the current design was consistent.

Commissioner Pace inquired if the conditions around massing and the second story being 40-percent smaller than the first story were included in the proposal. Ms. Soo confirmed the conditions were included within the design guidelines.

Commissioner Brown moved to recommend approval of Cases PUD-135, P19-0030, P19-0031, and Vesting Tentative Subdivision Map 8528 subject to the draft Conditions of Approval, Exhibit A, with modifications to conditions for additional front yard landscape screening on Lot 1.

Commissioner Pace seconded the motion.

ROLL CALL VOTE:

AYES: Commissioners Allen, Brown, Pace and Ritter
NOES: None
ABSENT: Commissioner Balch
ABSTAIN: None
RECUSED: Commissioner O'Connor

Resolution PC-2020-07 approving Cases PUD-135, P19-0030, P19-0031, and Vesting Tentative Subdivision Map 8528 was adopted, as motioned.

