

Planning Commission Staff Report

September 13, 2017
Item 6.a

- SUBJECT:** PUD-117
- APPLICANT:** Jitender Makkar
- PROPERTY OWNER:** One Odevelopment LLC
- PURPOSE:** Workshop to review and receive comments on an application for Planned Unit Development Rezoning and Development Plan to construct six single-family homes, a public trail, and related improvements on an approximately 12-acre site
- LOCATION:** 2188 Foothill Road
- GENERAL PLAN:** Low Density Residential
- ZONING:** Agriculture (A), West Foothill Road Corridor Overlay District
- EXHIBITS:**
- A. [Planning Commission Workshop Topics](#)
 - B. [Proposed Plans dated "Received June 15, 2017," Geotechnical Report \(2001\) and Update \(2015\), Geological Report, Environmental Noise Assessment, Biological Resources Assessment, and Arborist Report](#)
 - C. [Staff Comment Letter dated March 4, 2016](#)
 - D. [Public Comments](#)
 - E. [Location and Notification Map](#)

STAFF RECOMMENDATION

Staff recommends that the Planning Commission review the proposed plans, hear public comment, and provide comments to staff and the applicant on the proposed development.

EXECUTIVE SUMMARY

Jitender Makkar, on behalf of One Odevelopment LLC, is proposing a six-lot residential development on an approximately 12-acre vacant site located in the southwest quadrant of Foothill Road and Longview Drive (2188 Foothill Road). The proposed project also includes a bridge providing access to the site from Longview Drive, and construction of a public trail that could ultimately connect to Augustin-Bernal Park. An Initial Study pursuant to the California Environmental Quality Act (CEQA) will be prepared to assess the potential environmental impacts of the proposed development.

The proposed project is being presented to the Planning Commission as a workshop, providing the Commission an opportunity to review the project, hear public comment, and give direction to staff and the applicant; no formal action will be taken on the application at this time. If and when the application returns to the Planning Commission for a formal hearing, the Planning Commission would make a recommendation on project approval to the City Council.

Staff notes that the proposed development would also require a Tentative Map application to subdivide the 12-acre vacant site into six residential lots. A subdivision application will be submitted when the application returns for a formal hearing.

BACKGROUND

In July 2015, Jitender Makkar submitted a preliminary review application proposing a seven-lot residential development. After reviewing the application and discussing it at the City's Staff Review Board, staff prepared a comment letter requesting that the project be revised to: better conform to regulations pertaining to the West Foothill Road Corridor Overlay District (WFRCOD) and City regulations concerning hillside development; address traffic and circulation issues; impacts to wetlands and creeks; and geotechnical concerns. Staff also required that additional analysis be provided to ascertain existing development challenges and constraints on the site, including geotechnical, visual, and noise analyses. Staff encouraged the applicant to reduce the number of the lots to minimize environmental effects on the site topography, existing mature trees, the existing creek, and wildlife habitat.

In December 2015, Mr. Makkar submitted a formal application for Planned Unit Development (PUD) rezoning and development plan approval for seven single-family residential lots. The application did not address many of the revisions requested by staff. Staff again requested that the applicant redesign the project in order to adequately address these items, including through the reduction of lots. Please see Exhibit C for staff's comment letter.

In the following months, the applicant and staff met several times and discussed alternative design options, and potential public amenities that could be integrated into the project. In June 2017, the applicant submitted revised plans for development of six single-family homes. The revised plans included a public trail, improved architecture, and visual simulations. The application now is before the Commission as a workshop for comment and direction.

PROJECT AREA AND SITE DESCRIPTION

The subject site is located at the southwest quadrant of Foothill Road and Longview Drive (see Figures 1 and 2). An unimproved driveway off Foothill Road provides existing access to the site. The undeveloped 12-acre site is rectangular shaped and slopes upward to the west. The elevation ranges from approximately 350 feet (above mean sea level) at the eastern boundary of the site to approximately 550 feet at the western boundary of the site. A seasonal creek is located along the northerly property line. Ephemeral streams are located in the middle portion of the project site. Grassland and low-scrub plants are on the site's lower elevations adjacent to Foothill Road. Trees, mostly oaks and bay trees, cover the mid- and upper-portions of the site. The Calaveras Fault is located in the western portion of the project site. A small water pump enclosure and a stormwater culvert are located near Foothill Road and Longview Drive.

The site is bordered on the east by Foothill Road and Golden Eagle Farm single-family homes; on the south and west by Golden Eagle Farm single-family homes and Golden Eagle-owned open space, and on the north by Longview Drive and single-family homes.

Figure 1: Aerial Map of the Project Site



Figure 2: Street View of the Project Site at Foothill Road (2015)



PROJECT DESCRIPTION

The applicant proposes a six-lot single-family residential development on the approximately 12-acre site. The proposal consists of the following:

- Planned Unit Development (PUD) Rezoning and Development Plan to:
 1. Rezone the existing site from Agriculture (A) District and West Foothill Road Corridor Overlay District (WFRCOD) to Planned Unit Development – Low Density Residential (PUD-LDR) District, while maintaining the WFRCOD;
 2. Construct six single-family homes and related improvements, including a public trail.

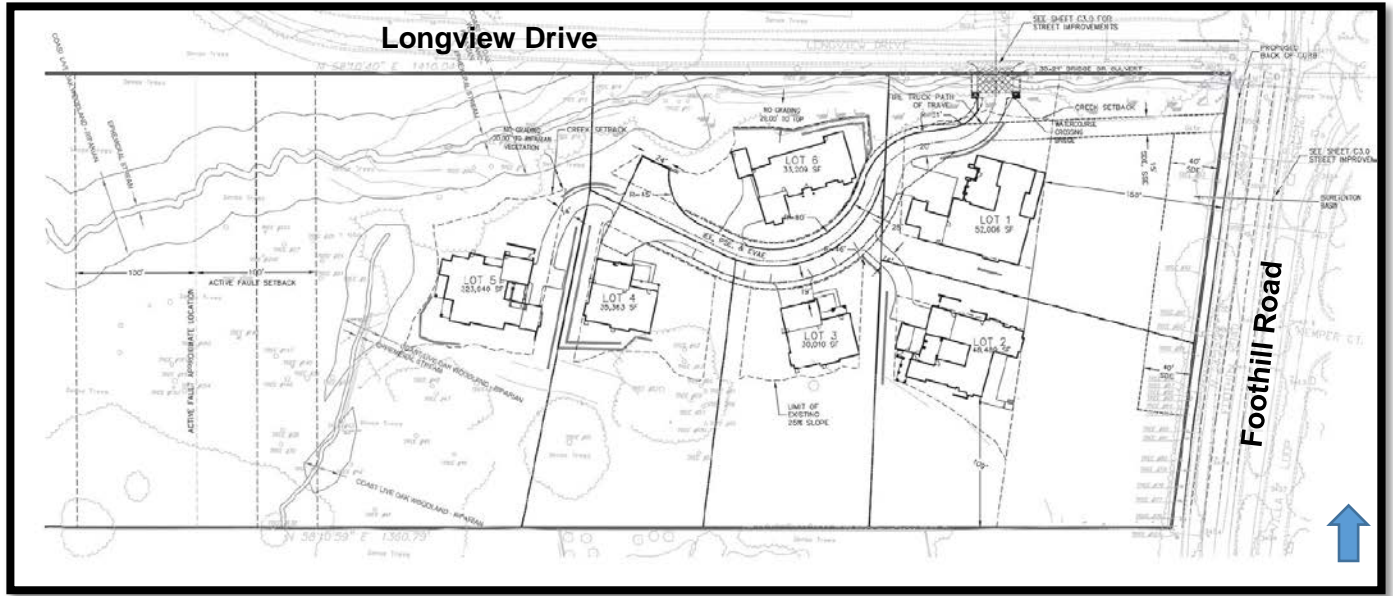
Please note that staff is working with the applicant to eliminate discrepancies shown on the current plans specifically, the Horizontal Control Plan shows a 40-foot wide street whereas the Site Plan shows the street would be 20 feet wide near the entrance and would turn into a 28-foot wide street. In addition, there are discrepancies between some of the setbacks shown in the plans and indicated in the Site Development Standards. Staff will ensure all plan sheets are consistent when the application is brought back before the Commission for its formal review.

Following is a more detailed description of the proposed project:

Site Design

The proposed residential development would be clustered in the central and eastern portions of the project site. The existing curb cut off Foothill Road would be removed and replaced with a curb and gutter. Access to the development would be from Longview Drive via a new bridge across the seasonal creek. A private street, varying in width between 20 feet and 28 feet, would extend southwesterly, providing access to the homes within the development. Lots 1-4 would be located on the south side of the proposed street, Lot 5 would be located on the western end of the street, and Lot 6 would be on the north side, between the street and the seasonal creek. Lots 1 and 2 would abut Foothill Road; however, there would be no access off Foothill Road. On-street parking would be allowed on the north side of the private street and would accommodate six to seven vehicles. The street is designed with a hammerhead at the western end to provide the required turn-around area for fire trucks. Please see Figure 3 for the site layout of the area proposed for development. A 50-foot wide “building restricted area” is proposed on either side of the Calaveras Fault line.

Figure 3: Proposed Site Plan (Partial)



Grading

Grading is proposed to create the house pads and related infrastructure improvements (e.g., storm drain bio-retention areas, private street). Lots 1 and 2 would be front-to-back split house pads (ranging from elevation 360 feet to 370 feet) while the other four lots would be flat pad design. Due to the building pad elevation differences, tall retaining walls between 6 to 8 feet in height would be constructed between Lots 4 and 5. A bio-retention area is proposed adjacent to Foothill Road.

The proposed grading shows a maximum cut of 9.5 feet at the back corner of Lot 4 and a maximum fill of 11 feet at the northeast corner of Lot 3 pad, Lot 5 driveway, and northeast corner of Lot 6 pad. Approximately 1,500 cubic yards of cut and 9,800 cubic yards of fill are proposed for the project.

Proposed Lots and Homes

All homes would be two-story homes with the following characteristics:

Lot No.	Lot Size	House	Garage	FAR ¹
1	52,005 sq. ft.	6,363 sq. ft.	766 sq. ft.	13.7%
2	48,489 sq. ft.	5,329 sq. ft.	950 sq. ft.	12.9%
3	30,010 sq. ft.	3,709 sq. ft.	632 sq. ft.	14.5%
4	35,363 sq. ft.	3,709 sq. ft.	632 sq. ft.	12.3%
5	323,940 sq. ft.	4,409 sq. ft.	831 sq. ft.	1.6%
6	33,209 sq. ft.	4,004 sq. ft.	791 sq. ft.	14.4%

¹ The proposed FAR includes both house and garage floor areas.

All homes would include exterior finishes consisting of stucco and siding with varied material and color palettes, including a combination of light- to dark-tone brown, beige, and grey body and trim colors, brown and charcoal concrete tile roofs, and brown and grey stone. Garage areas ranging from 632 square feet to 950 square feet are proposed to accommodate parking of three- four vehicles. Figures 4 and 5 provide representative elevations.

Figures 4: Proposed Front Elevations -- Lots 1-3

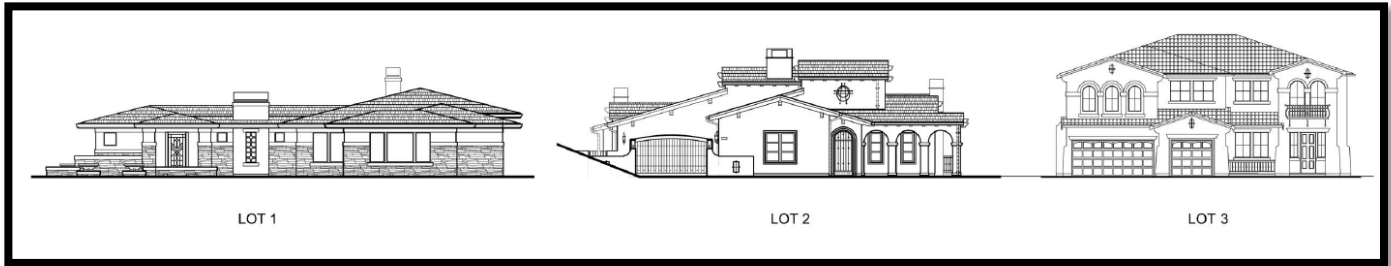


Figure 5: Proposed Front Elevations -- Lots 4-6



Public Trail

The southwestern boundary of the project site is approximately 300 feet from the eastern boundary of Augustin-Bernal Park, offering the potential for an additional trail connection to the park. Current access to Augustin-Bernal Park is via the main City staging area at the terminus of Golden Eagle Way. In addition, the public may park at the bottom of Longview Drive (near Foothill Road) and walk or bike up Longview Drive to access an easement into the park.

The currently-proposed project includes a conceptual public trail alignment that would extend across the project site, terminating at the site's western boundary. The design of the trail has not been developed, but Planning, Landscape Architecture, Operations Services, and City Attorney Office have identified a conceptual design for the trail. As currently envisioned (subject to change), the trail would be 5 feet wide, with 8-foot easements on either side, allowing for access by City maintenance vehicles. The land underlying the trail could be owned by the project site landowner(s), but the City would hold a public easement, allowing public access in perpetuity. The project applicant would construct the trail per City standards, but the City would maintain the trail (at a cost of approximately \$1,200 per year), to ensure the trail is maintained in good condition and remains publicly accessible. No parking lot or staging area would be built on the property, in recognition of the sensitive nature of the area adjacent to Foothill Road, but public parking would continue to be allowed on Longview Drive or on the private street within the development.

A connection to Augustin-Bernal Park would require approximately 400 linear feet of access easement be granted by the Golden Eagle HOA. On August 17, staff met with representatives of the Golden Eagle Farm HOA Board (Board) to discuss the possibility of the trail connection, and design and liability considerations. While the Board representatives identified challenges associated with the trail connection (including concerns about private property, trespassing, and security), they also acknowledged potential benefits for Golden Eagle residents, including potentially reduced demand for the main staging area on Golden Eagle Way, and the introduction of a valuable open space amenity to the area.

The representatives of the Board indicated that they would bring the proposal to the Board for discussion, and will keep staff informed of the outcome. Because the trail connection would be valuable as an open space amenity to all Pleasanton residents, staff would recommend that a public trail easement be dedicated on the project site even if the Golden Eagle Farm HOA Board is not able to reach immediate agreement on granting a public easement on Golden Eagle open space lands. Such a trail connection could then be developed at a future date, with the agreement of the Golden Eagle Farm HOA Board.

Initial Review Comments from Staff

The initial proposal entailed the construction of seven homes. Staff provided comments to the applicant identifying the following key issues (Exhibit F):

- Although the proposed density conforms to the allowable density of the site, the site's environmental constraints, including steep topography, geotechnical hazards, noise concerns, impacts to streams and creeks, and impacts to wildlife habitat may warrant a reduction in the number of lots on the site (possibly by one or more lots).
- Given the site location and existing environmental conditions, an Initial Study pursuant to CEQA would be required to review and assess the potential impacts of the project. The proposed development also includes a bridge across an existing seasonal creek as well as grading and other construction proposed near potential riparian habitat. The bridge design along with grading and construction near potential riparian habitat would need to be reviewed and approved by regulatory agencies.
- The WFRCOD requires 25-foot side yard setbacks and restricts the maximum height of any main structure to a maximum of 30 feet, measured vertically from the lowest point of the structure to the highest point of the structure, excluding towers, spires, cupolas, chimneys and other such uninhabitable projections. The proposed development would need to conform to applicable development regulations.
- The project site is steeply sloped. Significant grading could be inconsistent with a General Plan program requiring grading plans to be designed to minimize earth moving activity in areas of potential land instability.
- The upper open space area that is included in Lot 5 would need to be maintained in a natural state, free of structures, grading and landscaping. In addition, this area would need to be maintained by the Lot 5 homeowner or another private entity.

In addition, staff believes that the following changes to the current site plan should be explored to improve the project:

- Remove up to two lots in order to construct a project that would be more protective of hillsides, and existing wetlands, creeks, wildlife, and trees;
- Revise the lot dimensions and reposition the residential lots so that the residences would be located further away from Foothill Road and from each other, requiring less grading between the building pads, and along Foothill Road;
- Require homes abutting Foothill Road to be one-story homes to reduce impacts on Foothill Road viewpoints;

- Add additional native trees to the open area between the homes on Lots 1 and 2 and Foothill Road to better screen public views of the development project and protect the rural quality of Foothill Road; and
- Consider reducing the size of the proposed residences to minimize hillside impacts.

DISCUSSION

The purpose of the meeting is to give the Planning Commission and the public the opportunity to review and comment on the proposal. Key project considerations are discussed below:

1. General Plan Conformance

The project site has a General Plan land use designation of Low Density Residential (LDR) which allows for a density of less than two dwelling units per acre (<2 du/ac). The General Plan also indicates that residential projects proposed for land designated as LDR should have maximum densities generally consistent with those assumed for buildout of the General Plan. For the LDR land use designation, the average density is one dwelling unit per acre (1.0 du/ac). The project site is approximately 12 acres. The proposed six-lot PUD development plan would have a density of 0.5 du/ac and would conform to the maximum allowable General Plan density requirements.

As mentioned earlier, although the proposed development conforms to the density allowed by the General Plan, given that it is a hillside development and that the project site contains environmental constraints such as steep topography/slopes, wetlands and creeks, an active fault, grading and drainage concerns, trees, and wildlife habitat, staff strongly encourages the applicant to reduce the number of lots so that the proposed development could be constructed to minimize grading throughout the project area, retain existing on-site trees, and reduce visual impacts from Foothill Road.

2. Measures PP and QQ

In November 2008, Pleasanton voters adopted two hillside development initiatives, known as Measures PP and QQ, which were incorporated into the General Plan. Measure PP, as incorporated into the General Plan, states:

Policy 12.3: Ridgelines and hillsides shall be protected. Housing units and structures shall not be placed on slopes of 25 percent or greater, or within 100 vertical feet of a ridgeline. No grading to construct residential or commercial structures shall occur on hillside slopes 25% or greater, or within 100 vertical feet of a ridgeline. Exempt from this policy are housing developments of 10 or fewer housing units on a single property. Splitting, dividing, or sub-dividing a "legal parcel" to approve more than 10 housing unit is not allowed.

Measure QQ readopted and reaffirmed the existing policies and a program from the 1996 General Plan to generally:

- (a) Preserve hillside and ridge views and the Pleasanton, Main, and Southeast Hills;
- (b) Study the feasibility of preserving large open-space areas in the Southeast Hills; and
- (c) Protect large contiguous areas of open space.

The proposed development of six residential lots is exempt from Measure PP, but subject to the overarching hillside protection goal of Measure QQ.

3. Rezoning

The project site is zoned A and WFRCOD. The applicant proposes to rezone the project site from the current A District to Planned Unit Development – Low Density Residential (PUD-LDR) District. The proposed zoning would be consistent with the General Plan LDR land use designation. The WFRCOD zoning would remain unchanged.

4. Environmental Concerns

The site has many environmental constraints, as discussed above. The proposed development includes a bridge across an existing seasonal creek as well as grading, retaining walls, and a bio-retention area that are proposed near potential riparian habitat. The site includes a fault line, moderate-to-steep slopes, and groves of mature trees. An Initial Study will be prepared to assess the potential environmental impacts of the project pursuant to CEQA. The Initial Study would determine the level of environmental review that needs to be prepared for the proposed development.

5. West Foothill Road Corridor Overlay District (WFRCOD) and Proposed Site Layout

The project site is located in the WFRCOD. The purpose of the overlay district is to implement the goals and policies of the General Plan as they relate to maintaining the rural character of the Foothill Road corridor. The WFRCOD requires lots adjoining Foothill Road or any frontage road adjacent to Foothill Road to comply with the following regulations:

Lot Size: 30,000 square feet minimum in area. Variation in lot sizes shall be encouraged. Lot width and depth shall be sufficient to allow the main building to be sited in a manner consistent with the front and side yard setback and main structure separation requirements.

Setbacks: No structure shall be located closer than 150 feet to the westerly edge of the Foothill Road edge of pavement, back of curb, or back of curb as established by an approved alignment plan.

Side yard setbacks shall be a minimum of 25 feet. Main structures with a building elevation facing Foothill Road of between 80 to 100 feet in width shall have side yard setbacks a minimum of 45 feet. Main structures wider than one hundred feet shall have minimum side yard setbacks of 75 feet.

Height: The maximum height for any structure shall be 30 feet, measured vertically from the lowest point of the structure to the highest point of the structure, excluding towers, spires, cupolas, chimneys and other such uninhabitable projections.

Additionally, Section 18.78.080 of the Municipal Code provides subdivision design standards including, but not limited to, prohibition of foreridge development, access/frontage improvements, landscaping, retaining walls, and fences.

The proposed project meets the required 150-foot setback from Foothill Road, and the required minimum lot size of 30,000 square feet. The WFRCOD also requires side yard setbacks shall be a minimum of 25 feet. Main structures with a building elevation facing Foothill Road of between 80 to 100 feet in width shall have side yard setbacks a minimum

of 45 feet. As proposed, the home on Lot 1 is 80 feet wide, the proposed sideyard setback is 25 feet. It does not meet the 45-foot sideyard setback as required by the WFRCOD.

The project site is highly visible from Foothill Road. To reduce the visual impacts of the homes and to meet the setback required sideyard setback, staff recommends that Lot 2 be eliminated so as to provide more open space immediately adjacent to the sensitive Foothill Road corridor.

A public trail is proposed, and the proposed trail is located between Longview Drive and Lot 6. It is not sensitive or ideal to have a trail located in close proximity to residential lots. Trails should be located with open space area on both sides. As such, for a better trail location, staff recommends that Lot 6 be eliminated to minimize impacts from the trail users to the residential property, and vice versa.

Access to and from the project site would be from Longview Drive, conforming to the following General Plan policy and program and WFRCOD requirement:

Policy 3: Facilitate the free flow of vehicular traffic on major arterials.

Program 3.2: Prohibit additional private-access driveways onto major arterials.

Section 18.78.080.C of the Municipal Code (WFRCOD) states:

Access/Frontage Improvements. Use of individual driveways intersecting directly onto Foothill Road should be prohibited; combined, common-access driveways serving more than one lot shall be encouraged. Use of frontage roads should be encouraged where topography, grading and similar considerations make such roadways feasible.

The proposed meandering street off Longview Drive ends at a hammerhead at its western end to provide the required turn-around area for fire trucks. A portion of the hammerhead is located in Lot 4's driveway area. Because no vehicles would be allowed to park in the hammerhead area, Lot 4's driveway will need to be redesigned to be located completely out of the hammerhead. This may require the home on Lot 4 to be relocated so that the driveway ties into the private street east of the hammerhead.

6. Proposed Development Standards and House Size

The proposal includes building setbacks, height, and Floor Area Ratio (FAR) standards. It also includes a "Developable Area" that shows where streets and residences may be developed. To more precisely identify where future development should occur and to conform to City conventions regarding demarcating developable areas in hilly areas, staff recommends that the "Developable Area" be renamed "Designated Development Area" and should apply to each lot with the following recommended modifications:

- It should not include any portions of the street;
- It should be located 10 feet from the edge of the proposed private street and the edge of the proposed hammerhead; and
- It should be located to meet the WFRCOD side yard setback requirements.

The applicant proposes a maximum allowable 25% FAR for each lot. A 25% FAR based on the lot size would result in a maximum building area on each lot as listed below:

<u>Lot No.</u>	<u>Lot Size</u>	<u>25% FAR</u>
1	52,005 sq. ft.	13,000 sq. ft.
2	48,489 sq. ft.	12,122 sq. ft.
3	30,010 sq. ft.	7,503 sq. ft.
4	35,363 sq. ft.	8,840 sq. ft.
5	323,940 sq. ft.	161,970 sq. ft.
6	33,209 sq. ft.	8,300 sq. ft.

As shown, Lots 1, 2, and 5 would have extremely large building areas. Lots 3, 4, and 6 would also be allowed to have very large homes. In staff’s opinion, a cap on the maximum allowable square footage of each lot is appropriate for this hillside development, consistent with the City’s approach to regulating building size on other hillside developments in the City. As such, staff recommends a maximum building area (Table 2) for each lot that would allow a sizable square footage for future addition(s) and/or accessory structures, except on Lot 1, which would already have a sizeable home.

Table 2: Proposed Maximum Building Area for Each Lot

Lot No.	Lot Size	House	Garage	Maximum Building Area
1	52,005 sq. ft.	6,363 sq. ft.	766 sq. ft.	6,600 sq. ft.
2	48,489 sq. ft.	5,329 sq. ft.	950 sq. ft.	6,300 sq. ft.
3	30,010 sq. ft.	3,709 sq. ft.	632 sq. ft.	4,700 sq. ft.
4	35,363 sq. ft.	3,709 sq. ft.	632 sq. ft.	4,700 sq. ft.
5	323,940 sq. ft.	4,409 sq. ft.	831 sq. ft.	5,400 sq. ft.
6	33,209 sq. ft.	4,004 sq. ft.	791 sq. ft.	5,000 sq. ft.

Staff recommends the proposed maximum building area include habitable buildings (house and Accessory Dwelling Unit), and enclosed accessory buildings with a solid roof. However, the proposed maximum building area would not include up to 600 square feet of garage area.

7. House Design and Visual Impacts

Because of the existing topography, the homes on Lots 1 and 2 would be front-to-back split-level homes with two-story elevations facing Foothill Road and one-story elevations facing the interior street. As such the homes appear to be bulky (Figure 6) and would affect views from Foothill Road. Restricting homes abutting Foothill Road to one-story structures has been used for other development along Foothill Road to reduce visual impacts. Homes abutting Foothill Road in the Oak Tree Farm development were required to be one-story homes to minimize visual impacts, and minimize obstruction of ridgeline views to the west. The project site is highly visible from Foothill Road. To reduce the visual impact of the homes from Foothill Road, staff recommends the following for homes on Lots 1 and 2:

- Restrict homes to one-story home on a single pad; and
- Reduce the building footprints

As currently proposed, the home on Lot 2 exceeds the maximum 30-foot building height allowed by WFRCOD. Following the recommended restrictions would bring Lot 2 to conformance with the WFRCOD height requirement.

Figure 6: Rear Elevations of Lots 1 and 2 Facing Foothill Road



Homes on Lots 3-6 would be constructed on flat pads. Staff finds the home designs to be generally acceptable, but recommends that the side and rear elevations of the homes on Lots 3 and 4 be improved to provide a four-sided house design (i.e., utilize some of the architectural details/elements/materials from the front elevations on the side and rear elevations). Staff finds that the proposed building material and color palettes are appropriate for the project area.

8. Trees and Landscaping

An arborist report was submitted by Traverso Tree Service in 2015. The report assessed the existing trees on the subject site based on the previously-proposed seven-lot development. The report surveyed a total of 87 trees consisting mostly of oaks and bay trees. The report stated that the proposed development would require the removal of 30 trees in total, including 19 existing trees located along Foothill Road. Among the trees that are

recommended for removal, 10 are heritage-sized trees. The report provided recommendations to protect the remaining trees that are located near the development area.

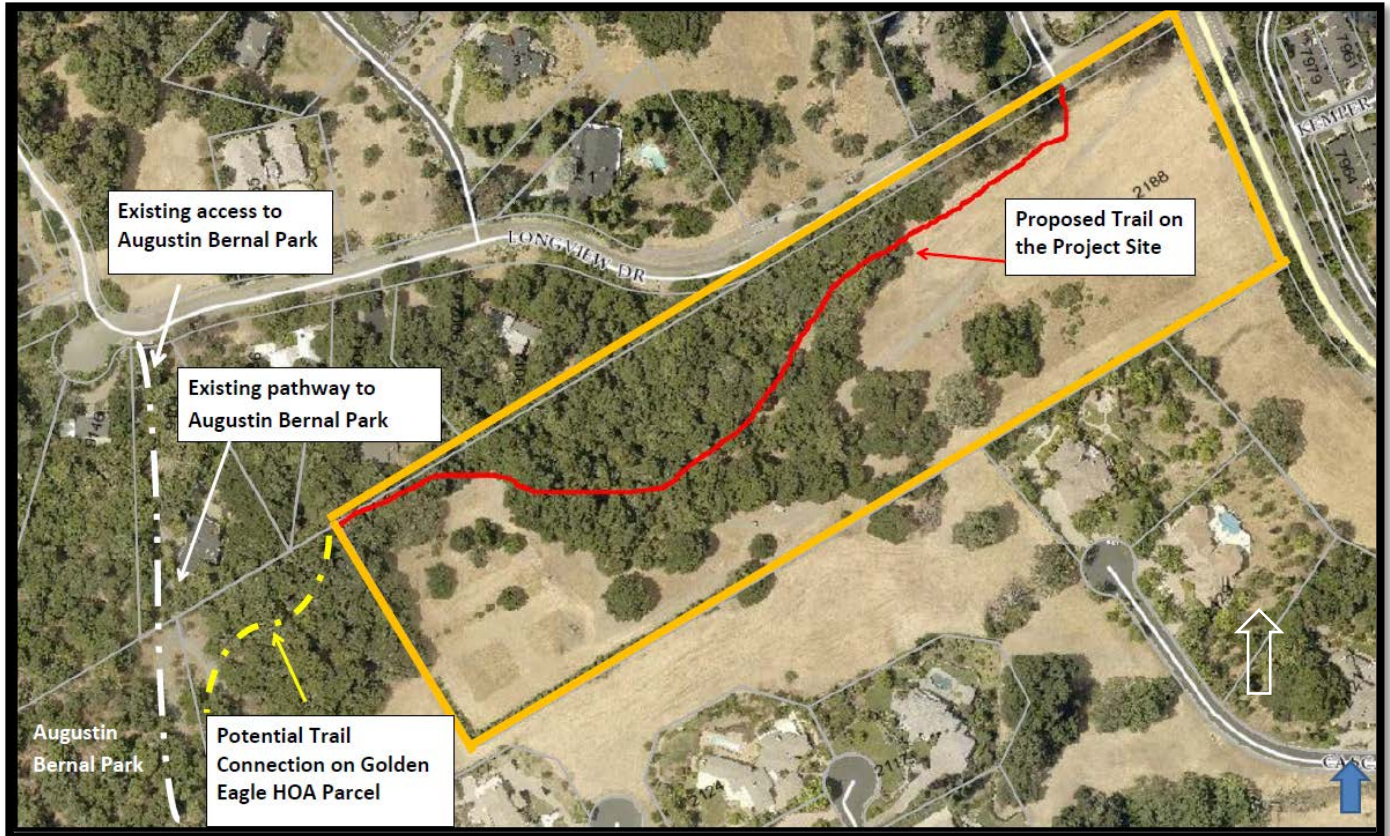
The report did not include an appraised value of the trees on the project site. Staff has requested that the report be updated to include: a) appraised tree values; b) tree survey map; and c) impacts to the trees from the proposed grading. The updated tree report will be provided when the application is brought back before the Commission for its formal review.

A landscaping plan is submitted with the application. The proposed landscape plan includes native species: Western redbud, blue oak, and coastal live oak. Staff finds that the proposed tree species are appropriate for the area; however, additional trees should be planted along Foothill Road to provide adequate screening of homes on Lots 1 and 2. The landscape plan shows that a 5-foot high wrought iron fence would be constructed along Foothill Road. Wrought iron fencing is not an appropriate style along Foothill Road as it would compromise the rural character of the area. Staff recommends the fencing be modified to wood and welded wire fencing, which is more common in the area.

9. Public Trail

A public trail is proposed as part of the project. The gold line in Figure 7 demarcates the approximate boundary of the 12-acre subject property; the red line shows the proposed conceptual trail alignment up to the property line abutting Golden Eagle HOA land; the yellow line shows possible connection of the proposed trail to the existing path on Golden Eagle open space which leads to the pathway to Augustin-Bernal Park. Please refer to the earlier section regarding discussions with Golden Eagle Farm HOA of the proposed trail connection. In summary, staff believes that development of a public trail on the site, ultimately connecting to Augustin-Bernal Park, would be a desirable amenity for Pleasanton residents.

Figure 7: Conceptual Trail Alignment



10. Information Needed Prior to Entitlement Hearing.

The following information and reports pertaining to the proposed development would need to be provided and/or revised before the project returns to the Planning Commission:

- revised plans responding to comments received from the workshop
- the bridge design
- trail width/alignment revision
- drainage and utility plan
- slope analysis map
- tree removal plan
- updated arborist report with appraised value of trees, a complete tree survey map, and grading and construction impacts to the trees
- geotechnical peer review report
- street improvement plan for Foothill Road
- stormwater checklist
- open space and fire management plan
- creek protection plan
- ownership and maintenance responsibilities for the street, bridge, utilities, and bio-retention area

PROJECT SITE ALTERNATIVES

The General Plan land use designation allows for residential uses. Other options for the site could include:

1. Remove Lots 2 and 6 for a site layout that would minimize impacts of the proposed development and for a better trail location;
2. Revise the proposal to meet setback and height requirements of the WFRCOD; or
3. Develop the site per the current Agriculture zoning district. The Agricultural District requires a minimum lot size of 5 acres per dwelling unit (0.2 dwelling units/acre). While this density conforms to the General Plan’s LDR Land Use density allowance of less than two dwelling units/acre, the General Plan’s LDR Land Use density would allow more units than the zoning. Typically, when the General Plan and zoning designations are not consistent, the General Plan land use designation would govern future development. However, this option would entail developing the site in accordance with the existing zoning, regardless of the General Plan designation.

Option 1 would provide a hillside development that would be sensitive to the area, minimize the project’s environmental impacts in terms of grading, retaining walls, tree removal, and visual quality, and have a better trail location. Option 2 would improve the site layout as currently proposed and could result in less grading or removal of trees. Option 3 would allow two lots to be developed on the site, consistent with the A district (5-acre minimum lot size) and would have the least environmental impacts in terms of grading, tree removal, and visual changes.

PROS AND CONS FOR THE PROPOSED PROJECT

Pros	Cons
The project conforms to the General Plan Land Use Designation.	The existing hillside would be disturbed by the proposed development, affecting native plant and animal communities.
The City’s supply of housing would be expanded.	The project would be highly visible from the sensitive Foothill Road corridor.
A new public trail could be constructed, connecting to Augustin-Bernal Park.	The construction of road and building pads would result in the loss of trees, including heritage-sized trees.
Approximately 6.5 acres of the project site would remain undeveloped and would sustain local plant and animal communities.	The project would incrementally increase noise, traffic and activity in existing neighborhoods.
	The proposed development could adversely change the character of Foothill Road.

WORKSHOP TOPICS

- A. Are the proposed architecture, building mass and bulk, landscaping, and house sizes acceptable?
- B. Is the proposed site layout, including number of lots, lot dimensions, and location of homes suitable for a hillside area and sufficiently desirable to warrant a PUD rezoning and development plan?
- C. What other information would assist the Planning Commission in its decision on the proposal?

PUBLIC NOTICE

Notices of the workshop were sent to all property owners within 1,000 feet of the project site, and a notice was also published in *The Valley Times*. Staff has received emails from residents, generally expressing opposition to the proposed development and citing concerns related to traffic, public safety, environmental impacts, and development in general. Staff will continue to forward comments to the Commission as they are received.

ENVIRONMENTAL ASSESSMENT

Since the Planning Commission will take no formal action on the project at the workshop, no environmental document accompanies this workshop report.

Primary Author:

Jenny Soo, Associate Planner, (925) 931-5615 or jsoo@cityofpleasantonca.gov

Reviewed/Approved By:

Steve Otto, Senior Planner
Adam Weinstein, Planning Manager
Gerry Beaudin, Director of Community Development
Julie Harryman, Assistant City Attorney