

## Planning Commission Staff Report

August 9, 2017  
Item 6.c.

- SUBJECT:** P17-0356 & PUD-124
- APPLICANT:** Dale Morris, Valley Brokers
- PROPERTY OWNER:** Frank Abboud
- PURPOSE:** Work Session to review and receive comments on: (1) rezoning three properties from RM-4,000 (Multi-Family Residential) to PUD-HDR (Planned Unit Development – High Density Residential); and (2) a PUD Development Plan to: (a) retain and expand three existing homes; and (b) construct three, two-story single-family homes on the eastern portion of the project site, and associated site improvements.
- LOCATIONS:** 4664, 4676, and 4682 Augustine Street
- GENERAL PLAN:** High Density Residential
- SPECIFIC PLAN:** Downtown Specific Plan – High Density Residential
- ZONING:** RM-4,000 (Multi-Family Residential), Core Area Overlay District
- EXHIBITS:**
- A. [Work Session Topics](#)
  - B. [Proposed Plans dated "Received July 25, 2017"](#)
  - C. [Arborist Report dated April 25, 2016](#)
  - D. [Location and Notification Map](#)

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### STAFF RECOMMENDATION

Staff recommends that the Planning Commission review the proposed rezoning and development project, hear public comments, and provide comments to staff and the applicant. No formal action will be taken on this project.

### EXECUTIVE SUMMARY

The applicant, Dale Morris, is proposing to retain and construct single-story additions to the three, one-story single-family homes located at 4664, 4676, and 4682 Augustine Street and to construct three detached, two-story single-family homes and related site improvements and infrastructure. The proposed project, which requires PUD zoning (P17-0356) and a development plan (PUD-124), is being presented to the Commission as a work session for the Commission's review and direction. The work session also provides the public with an opportunity to review and comment on the proposed project. Staff notes that the proposed development would also require a Vesting Tentative Map application to subdivide the three lots

in order to create a total of six lots. A subdivision application will be submitted should the application return for a formal recommendation by the Planning Commission to the City Council.

## **BACKGROUND**

On October 25, 2015, the applicant submitted a Preliminary Review application on a proposal for PUD Rezoning and Development Plan for six single-family residential lots (three existing single-family residences and three new single-family residences) and related site improvements at 4664, 4676, and 4682 Augustine Street. Overall, staff was supportive of a project that would retain and improve the existing single-family development on the project site, but requested more information about the development proposal in order to ascertain the acceptability of the site plan, and consistency with design and development policies for Downtown.

After reviewing the Preliminary Review application, staff provided the applicant with a letter discussing concerns related to the proposed layout, orientation of the new homes, aesthetics, architectural styling and the need for the design of the homes to be consistent with the Downtown Specific Plan policies and Downtown Design Guidelines. Specifically, staff recommended that the applicant look at ways to reduce/minimize the visual prominence of the garages (e.g., set the garages further back from the front of the houses, and utilize side-entry or stand-alone backyard garages, where feasible). Staff also recommended that the project be redesigned to reduce the visibility of the new buildings from Augustine Street, and also to incorporate traditional architecture (including substantial front porches) to better reflect the visual character of Downtown and be consistent with the Downtown Specific Plan and Design Guidelines.

On May 28, 2017, the applicant submitted a formal application for: (1) 4664 Augustine Street (Lot 1) to demolish the existing one-car attached garage, construct a single-story addition and attached two-car garage at the east side, and make color and material changes to the façade of the existing single-story home; (2) 4676 Augustine Street (Lot 2) to construct single-story additions to the east and south sides of the home; (3) 4682 Augustine Street (Lot 3) to construct a single-story addition to the south side of the home; and (4) Lots 1-3 to construct three detached, two-story single-family homes with attached two-car garages at the rear (east) of the project site. Two key changes from the Preliminary Review submittal included: (1) incorporating two on-site shared parking spaces for the development, located east of Lot 2; and (2) redesigning the proposed new homes to be more compatible with the architectural character of Downtown.

As proposed, the project sites would need to be rezoned and a Planned Unit Development (PUD) development plan would be required to allow flexible development standards for the existing and proposed homes and lot sizes and dimensions.

There has been increasing interest in infill residential development in Downtown, including on Augustine Street. Recently completed/approved PUD and Design Review applications on Augustine Street have incorporated different housing types, ranging from apartments to single-family homes. The development located to the southwest of the project site – 4693, 4703, and 4715 Augustine Street and 301, 305, and 309 Augustine Place – is a recently-constructed project that is similar to what the applicant is proposing. The recently completed project was 0.51-acre in area and was rezoned from the RM-1,500 to the PUD-HDR District and included development plan approval to retain three existing one-story, single-family homes and construct three detached two-story single-family homes.

In November 2016, construction was completed for three new apartment units (in two buildings) behind the existing one-story single-family home at 4745 Augustine Street (approved by the Planning Commission under Case No. P15-0290). The project at 4745 Augustine Street was processed as part of a Design Review application (i.e., no PUD rezoning was required). Lastly, approval was granted in Fall 2016 to demolish all existing structures at 4791 Augustine Street and to rezone the approximately 0.29-acre site from O (Office) to Planned Unit Development – Mixed-Use (PUD-MU) to construct an approximately 2,229-square-foot, three-story mixed-use building with office/retail space on the first-floor and three apartments on the second- and third-floors; and three, three-story, detached single-family homes. There also have been other PUD applications elsewhere in Downtown that have recently been approved that retained existing on-site structures and developed the lot with detached or attached for sale or rental units (including at 560 St. John Street, 377 St. Mary Street, and 225 Spring Street).

It should also be noted that the City is currently undertaking an update to the Downtown Specific Plan, which was adopted in 2002. As part of this update, the appointed Task Force is evaluating the need for changes to existing policies and development standards that govern residential development in Downtown. No decisions have been made by the Task Force regarding future changes, but initial feedback has indicated support for more affordable housing and compact housing types on infill sites in the Downtown.

## **PROJECT AND ANALYSIS**

Prior to proceeding with a Planning Commission hearing at which a recommendation on the project to City Council would be made, the proposed project is being presented to the Planning Commission as a work session for the Commission's review and direction. No action on the project will be made at the work session.

### **Site and Area Description**

The project site, comprising three parcels, is located on the east side of Augustine Street, is approximately 0.59 acre in area and is generally square in shape (in plan view) and relatively flat. There is perimeter fencing along the north, east, and south property lines with three, one-story, single-family homes with attached one-car garages that front Augustine Street. The northern-most house located at 4664 Augustine Street is approximately 925 square feet in area; the house located at 4676 Augustine Street is approximately 795 square feet in area; and the southern-most house located at 4682 Augustine Street is approximately 1,015 square feet in area. None of the three homes were evaluated in the City's Historic Resource Survey of residential properties because the homes were built after 1941. Each residence is accessible from a single driveway off Augustine Street. There are eight mature trees scattered throughout the eastern portion of the project site and two City street trees along the project site frontage: one in front of 4676 Augustine Street and one in front of 4682 Augustine Street.

The properties adjacent to the subject parcels include single- and multi-family units to the north, a 12-unit condominium development to the east, multi-family units to the south, and single- and multi-family units to the west, across Augustine Street. The subject site is approximately 508 feet from the Union Pacific Railroad tracks, measured from the tracks to the closest property line of the project site. Images 1 through 4 show an aerial photograph and street-scene view of the subject sites and existing buildings.

Image 1: Aerial View



Image 2: Street View of 4664 Augustine Street



**Image 3: Street View of 4676 Augustine Street**



**Image 4: Street View of 4682 Augustine Street**



## **Existing Land Use Designation and Zoning**

The General Plan and Downtown Specific Plan designate the project site for High Density Residential uses – allowing for residential development of greater than eight units per gross acre. The General Plan and Downtown Specific Plan have language that encourages and/or allows a variety of housing types (i.e., detached and attached single-family homes, duplexes, townhouses, condominiums, and apartments) under the high density designation provided that all requirements of the Zoning Ordinance are met.

The project site is zoned RM-4,000 (Multi-Family Residential) District, and is in the Core Area Overlay District. However, the overlay applies to mixed multi-family/commercial and office uses, or multi-family projects containing 10 or fewer rental units only. Detached single-family homes are allowed in the RM Districts.

## **Project Description**

The applicant is proposing to retain the existing one-story, single-family homes that front Augustine Street and subdivide the project site to create six single-family home lots (an increase of three lots from existing conditions). Please refer to Figure 1 for the conceptual site plan and Figure 2 for a conceptual street view. Based on the type of development proposed, the project would need to be rezoned to Planned Unit Development-High Density Residential (PUD-HDR) District and have a PUD development plan to allow flexibility to the RM-4,000 development standards for the existing and proposed homes and lots. The applicant's proposed improvements to each new lot within the proposed development are described below.

### Lot 1 (4664 Augustine Street)

The existing home would be retained on a new approximately 4,128 square-foot lot, and the home's existing one-car attached garage, located on the south side of the structure, would be demolished to accommodate a new private driveway that would provide access to the three new lots. An approximately 64-square-foot front porch is proposed on the front (west) elevation and an approximately 190-square-foot single-story addition and approximately 400-square-foot two-car garage would be constructed at the rear (east) of the home. Additional changes to the existing stucco building would include: (1) new stucco walls and composition shingle roof; (2) wood railings for the proposed front porch; (3) the addition of a gable roof with vertical siding and decorative roof braces in the upper portion of the gable on the Augustine Street (west) and south elevations; (4) the addition of windows with shutters to the south elevation and shutters to the new enlarged windows on the west elevation; and (5) changing the existing color of the home from beige with light brown trim to gray (used on the body and vertical siding) with white trim (used on the window trim, porch, posts, roof braces, gutters and garage door) and deep brown accent color for the entry doors and window shutters. New landscaping would also be installed along the front, sides, and rear of the property.

### Lot 2 (4676 Augustine Street)

The existing home and attached one-car garage would be retained on a new approximately 4,335 square-foot lot. An approximately 203 square-foot single-story addition is proposed at the southeast side of the home. The addition would match the existing colors and materials of the home. No other changes to the home are proposed. New landscaping would be installed along the northern and eastern borders of the site, along the proposed development's private street.

### Lot 3 (4682 Augustine Street)

The existing home and attached one-car garage would be retained on a new approximately 4,166 square-foot lot. An approximately 43 square-foot addition is proposed to the south side of the existing home. The addition would match the existing colors and materials of the home. No other changes to the home are proposed. New landscaping would be installed along the eastern border of the site, along the proposed development's private street.

### Lot 4

Proposed east of Lot 3, the new lot would be approximately 4,000 square feet in area and would be developed with an approximately 2,384 square-foot, two-story single-family home with an attached two-car garage. The home is designed to include some architectural features found in other existing buildings along Augustine Street and Downtown. Most noticeably, architectural elements characteristic of Craftsman architecture are proposed (e.g., a front porch, pronounced porch supports, knee braces, and gable roof). The roof design includes both side and front gable elements, which would create more variety in the design and break up the massing. The building would feature stucco first floor walls, vertical and shingle siding on the second floor, and composition roofing. Landscaping would be installed along the front, sides, and rear of the property.

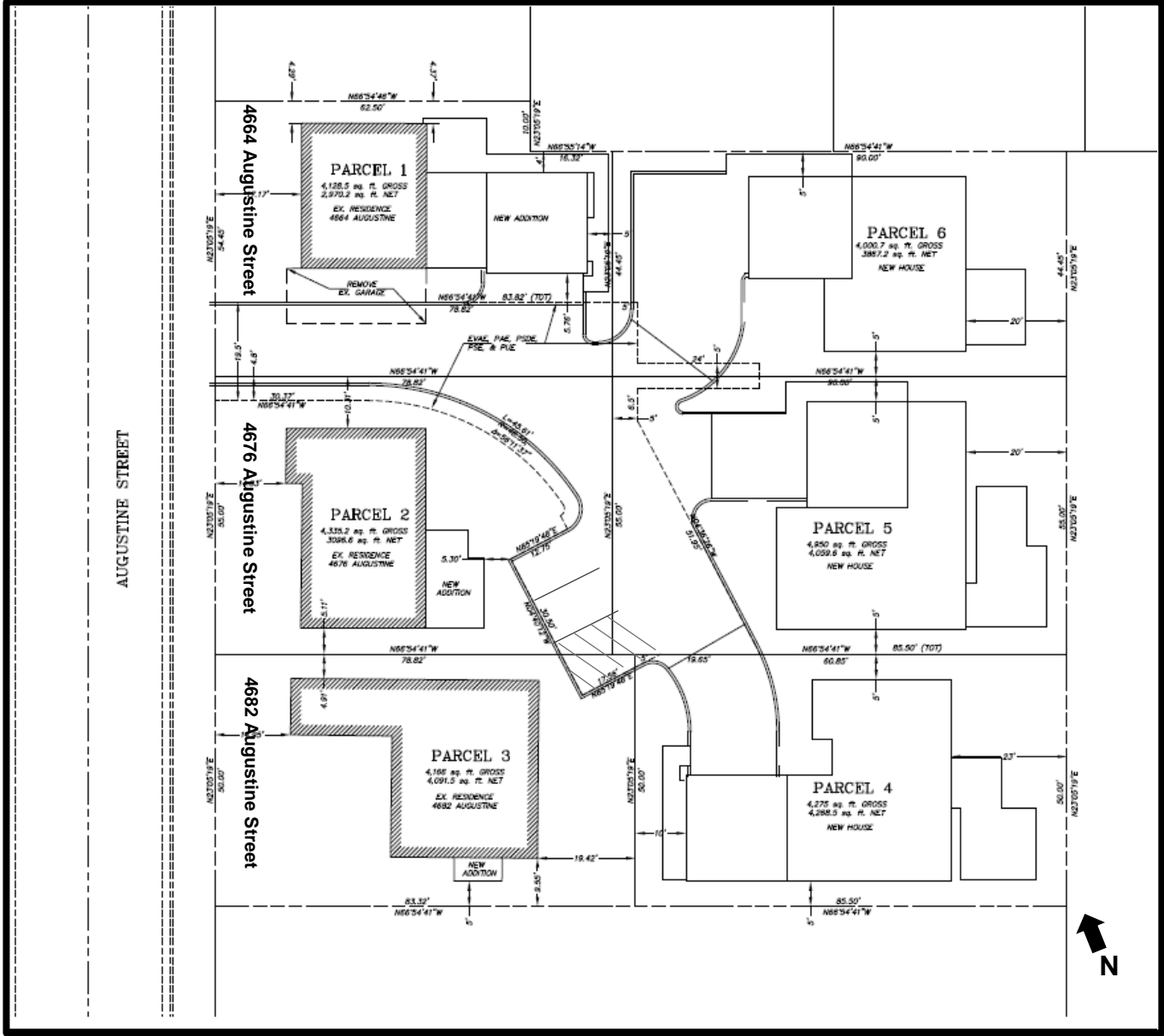
### Lot 5

Proposed east of Lot 2, the new lot would be approximately 4,950 square feet in area and would be developed with an approximately 2,289 square-foot, two-story single-family home with an attached two-car garage. The proposed architecture incorporates elements found in traditional design (e.g., small front porch entry, tall narrow windows, and hip roof). The roof design includes a gable roof over the front porch and the second-floor is recessed from the first-floor, which breaks up the massing. The building walls would feature horizontal lap siding and the roof would be surfaced with composition shingles. Landscaping would be installed along the front, sides, and rear of the property.

### Lot 6

Proposed east of Lot 1, the new lot would be approximately 4,275 square feet in area and would be developed with an approximately 1,960 square-foot, two-story single-family home with an attached two-car garage. The home is designed to include some architectural features found in other existing buildings along Augustine Street and downtown. Similar to Lot 4, the most noticeable architectural elements are those that are typical of Craftsman architecture (e.g., inviting front porch, porch supports, knee braces, and gable roof). The roof design includes both side and front gable roofs. The building would feature stucco first floor walls, horizontal and vertical wood siding on the second floor, and composition roofing. Landscaping would be installed along the front, sides, and rear of the property.

**Figure 1: Site Plan**



**Figure 2: Augustine Street Streetscape View**





### Site Layout

Access to Lots 1, 4, 5 and 6 would be from a new drive aisle located between Lots 1 and 2, which would provide access to the individual garages. A pedestrian pathway, located on Lot 2, is proposed at the entrance of the new drive aisle and would wrap around Lot 2 from Augustine Street and connect to two shared guest parking spaces located east of Lot 2. A striped “No Parking” area is proposed south of one of the two on-site guest parking stalls to accommodate vehicle turnaround. There are no proposed changes regarding access to Lots 2 and 3, as their existing driveways would remain unchanged.

### Development Standards

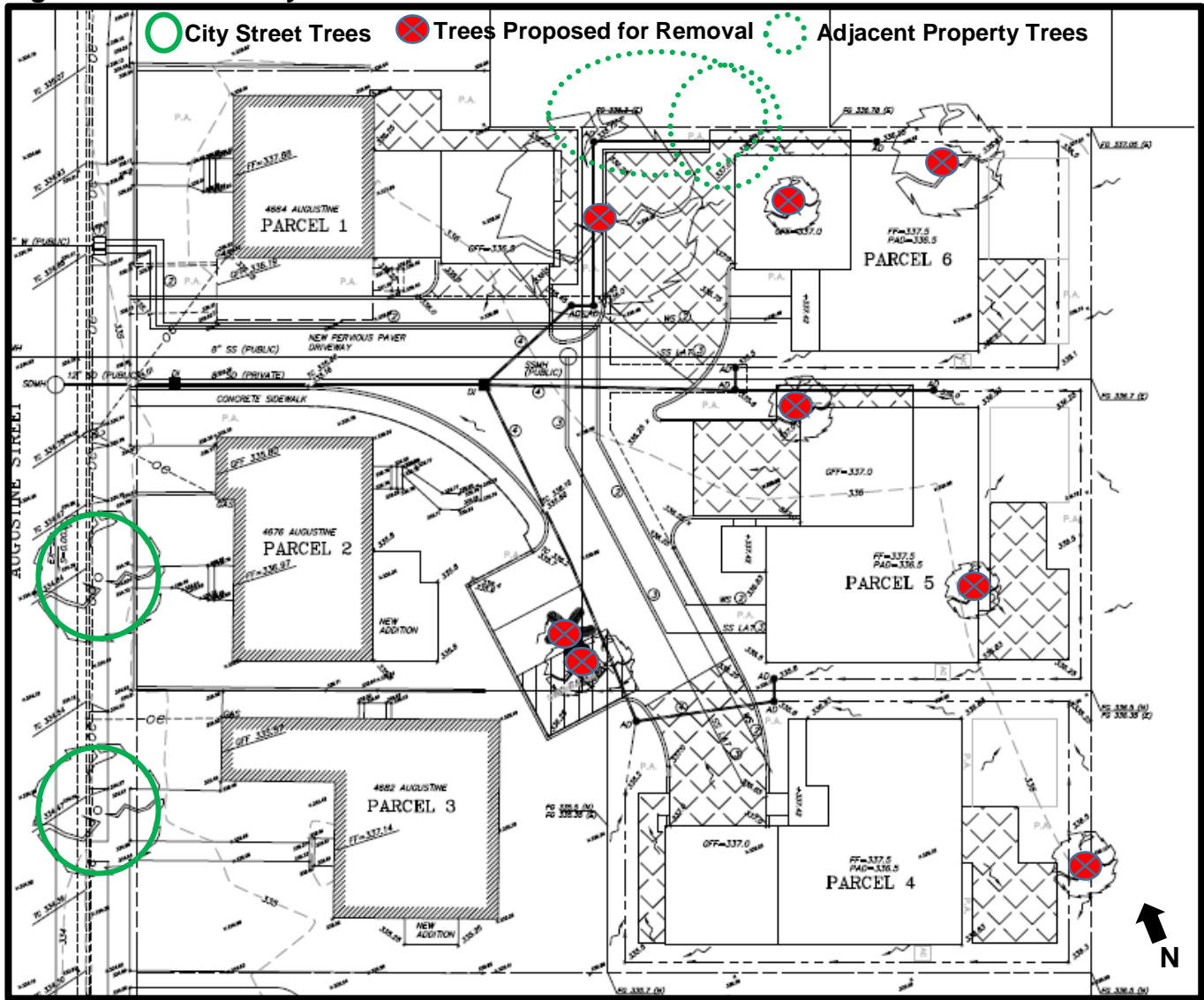
The three subject parcels currently do not conform to the RM-4,000 development standards, meaning that they are legal non-conforming lots (substandard front and side yard setbacks and in lot depth and width). To allow flexibility in designing a project compatible with the physical features of a property, no minimum property development standards (e.g., lot size, lot dimensions, setbacks, height, building-to-building separation, floor-area-ratio (FAR), etc.) apply to a PUD District. The applicant is proposing to rezone the project site to a PUD District with the development standards shown on the plans (Exhibit B) and in Table 1.

### Trees

An arborist report prepared for the project surveyed all trees, measuring 6 inches and greater in diameter, within and adjacent to the project site. A total of 12 trees comprising eight species were surveyed (please refer to Exhibit C for the tree report) and were found to be in fair, good, or very good health. Of the trees surveyed, eight are on-site, with the remaining four being off-site (two are City street trees and two are on the neighboring property at 278 West Angela Street). Four of the 12 trees surveyed are considered fair in health and are heritage-sized (as defined by the Pleasanton Municipal Code (PMC): one of the City street trees, one on-site tree located on Lot 6, and the two trees located off-site at 278 West Angela Street).

Due to conflicts with building pad locations and/or within areas where grading and/or infrastructure is proposed, all eight on-site trees, including the heritage-sized tree, are proposed for removal (see Figure 3). The tree report indicates that the two heritage-sized trees located at 278 West Angela Street would require exploratory trenching to determine if they could be preserved. If trenching reveals that the roots of the tree(s) will be significantly damaged, the tree(s) would have to be removed or the construction and/or on-site improvements for Lots 1 (new garage) and 6 (new home) would need to be modified to ensure survival of the tree(s). Staff does not support the removal of off-site trees and will work with the applicant to preserve off-site trees prior to returning to the Planning Commission for a formal recommendation of the project to City Council. The two City street trees are not proposed for removal.

**Figure 3: Tree Survey**



**CONSIDERATIONS FOR THE WORK SESSION**

Staff is presenting the Commission with conceptual plans for the project site (Exhibit B) for consideration and comments. This work session will allow the Planning Commission the opportunity to provide direction to the applicant and staff regarding any issues it wishes to be addressed prior to a formal application returning to the Commission for recommendation to the City Council. The areas noted below are where staff would find the Commission’s input most helpful.

General Plan and Downtown Specific Plan Consistency and Land Uses

The General Plan and Downtown Specific Plan designate the project site as High Density Residential – allowing for residential development of greater than 8 units per gross acre. The General Plan and Downtown Specific Plan have language that encourages and/or allows a variety of housing types (i.e., detached and attached single-family homes, duplexes, townhouses, condominiums, and apartments) under the high density designation provided that all requirements of the Zoning Ordinance are met. As proposed, there would be 6 dwelling units on the 0.59-acre project site, which results in a density of 10.1 dwelling units per acre,

consistent with the High Density Residential land use designation of the site in the General Plan and Downtown Specific Plan.

The following are General Plan and Downtown Specific Plan policies, objectives, and programs.

*General Plan - Community Character Element policy and programs.*

*Policy 3 – Maintain the scale and character of the Downtown.*

*Program 3.1 – Require the height, mass, setbacks, and architectural style of new buildings to be reflective of the current Downtown scale and character.*

*Downtown Specific Plan – Residential Land Use.*

*Policy 6 - Encourage development at densities which generally exceed the General Plan range midpoints in order to enhance the opportunities for affordable housing, unique housing types, and economic growth in the Downtown.*

*Downtown Specific Plan - Design and Beautification.*

*Policy 17 - Protect the established size and spacing of buildings in residential neighborhoods by avoiding excessive lot coverage and maintaining appropriate separations between buildings.*

*Policy 19 - Maintain the original character of homes by encouraging additions at the rear of the site, where possible.*

*Policy 20 - When a lot exceeds 60 feet in width, detached garages are required and shall be located to the rear of the site. Exceptions can be granted due to a physical constraint that prevents compliance such as an existing heritage-sized tree or inadequate lot depth. Provide screened rear parking for multi-family units.*

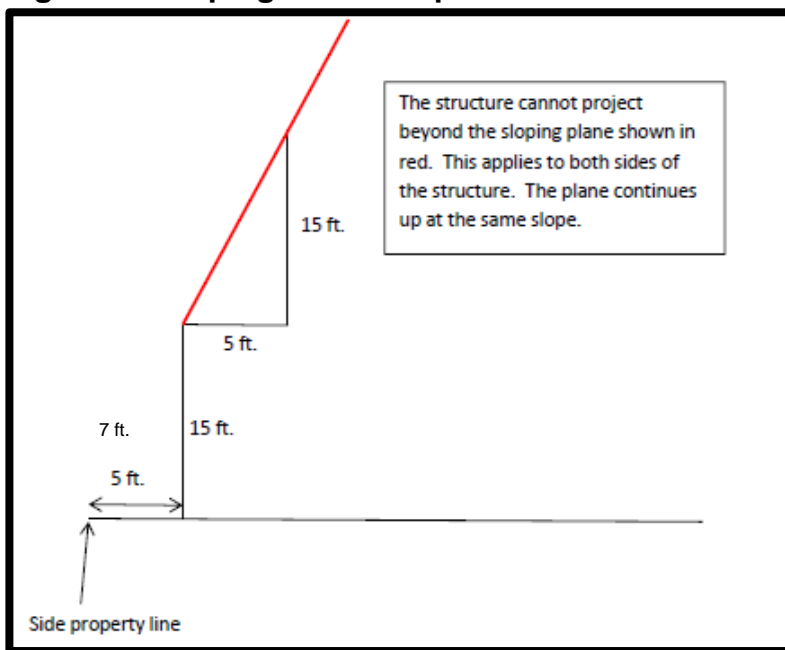
Staff believes the overall size and massing/bulk of the three new homes may be too large and out of scale with the surrounding neighborhood. However, the applicant has made an effort to provide inconspicuous or set-back garages, recessed windows, and architectural accents on some of the new home designs (i.e., roof eaves, door and window trim, and railings and material accents, such as tile or shingle patterns) in order to achieve an architectural style that is reflective of the Downtown character and the homes on Augustine Street. Furthermore, the proposed project would not promote Specific Plan policies regarding the provision of affordable housing (although the applicant would be required to contribute to the City's affordable housing fund for the three new units). Therefore, staff seeks the Commission's comments on the type of housing, size of the homes, and the development's compatibility with adjacent properties.

#### Zoning and Site Development Standards

The property is zoned RM-4,000 (Multi-Family Residential) District and located in the Core Area Overlay District. The project would include six for sale detached single-family dwelling units. Therefore, the project does not qualify for the modified development standards for multi-family housing projects in the Core Area Overlay District, which only apply to projects with 10 or fewer rental units.

Chapter 18.36.030(C) of the PMC allows single- and multi-family dwellings in the RM-4,000 District to be a combination of attached, detached, and duplex units. As stated in Table 18.84.010 of the PMC, the RM-4,000 District requires a minimum lot size of 8,000 square feet in area, a minimum lot width of 70 ft., a minimum lot depth of 100 ft., and a maximum floor area ratio (FAR) of 40 percent. The setback requirements for the RM-4,000 District require a minimum 20-foot front yard setback, 7-foot setback on one side yard and an aggregate of 16 feet between the two side yards, and a 30-foot rear yard setback. The maximum height allowed is 30 feet, measured from average grade of the ground covered by the home to the mid-point of the roof. Furthermore, in an RM District, no structure is permitted to exceed the height of a sloping plane 15 feet in height at the interior of the minimum required side yard (7 ft. for the RM-4,000 District), and sloping away from the side property line 5 feet for each additional 15 feet in height (see Figure 4).

**Figure 4: Sloping Plane Graphic**



As proposed and shown in Table 1, compared to the RM-4,000 District development standards, the lots would not meet the minimum lot area, depth, or width, the three new homes exceed the allowable FAR, the existing and proposed homes would not meet the minimum setback requirements, and the new homes would not meet the sloping plane requirement. Furthermore, Lots 4-6 are “landlocked” parcels and would not meet the minimum required public street frontage of 35 feet.

**Table 1: City Zoning Requirements vs. Proposed Project**

Site Development Standard	City Requirements	Proposed Project
Lot Size	8,000 sq.ft. min.	Lot 1: 4,128 sq.ft. Lot 2: 4,335 sq.ft. Lot 3: 4,166 sq.ft. Lot 4: 4,275 sq.ft. Lot 5: 4,950 sq.ft. Lot 6: 4,000 sq.ft.

Site Development Standard	City Requirements	Proposed Project
Lot Depth / Width	70 ft. / 100 ft. min.	Lot 1: 54 ft. / 71 ft. Lot 2: 55 ft. / 79 ft. Lot 3: 50 ft. / 81 ft. Lot 4: 50 ft. / 85 ft. Lot 5: 55 ft. / 90 ft. Lot 6: 44 ft. / 90 ft.
Floor Area Ratio	40% max.	Lot 1: 27.01% Lot 2: 23.02% Lot 3: 25.39% Lot 4: 59.60% Lot 5: 46.24% Lot 6: 45.84%
Building Height	30 feet max. <sup>1</sup>	Lot 1: 13 ft. <sup>2</sup> Lot 2: No change (14 ft., 6 in.) <sup>2</sup> Lot 3: No change (12 ft.) <sup>2</sup> Lot 4: 23 ft. <sup>2</sup> Lot 5: 23 ft. <sup>2</sup> Lot 6: 23 ft., 9 in. <sup>2</sup>
Sloping Plane	No structure shall exceed the height of a sloping plane 15 feet in height at the interior of the minimum required side yard, and sloping away from the side property line five feet for each additional 15 feet in height.	Lots 1-3: N/A Lots 4-6: In order to meet this requirement, the north and south second-floor walls would need to be stepped back 5 feet from the north and south first-floor walls.
<b>Setbacks</b>		
Front (House / Porch)	20 ft. min.	Lot 1: 17 ft., 7 in. / 13 ft. Lot 2: 17 ft., 6 in., / 14 ft. Lot 3: 32 ft. / 31 ft. Lot 4: 10 ft. / 10 ft. Lot 5: 28 ft. / 26 ft. Lot 6: 27 ft. / 27 ft.
Side / Aggregate Between the Two Sides	7 ft. min / 16 ft. min.	Lot 1: 4 ft., 5 in. / 24 ft., 5 in. Lot 2: 5 ft. / 15 ft. Lot 3: 4 ft., 9 in. / 9 ft., 9 in. Lot 4: 5 ft. / 10 ft. Lot 5: 5 ft. / 10 ft. Lot 6: 5 ft. / 10 ft.
Rear	30 ft. min.	Lot 1: 5 ft. Lot 2: 5 ft. Lot 3: 19 ft., 4 in. Lot 4: 23 ft. Lot 5: 20 ft. Lot 6: 20 ft.

1. The height of a structure, as defined by the PMC, is measured from the average elevation of the natural grade of the ground covered by the structure to the mean height between eaves and ridges for a hip, gable, or gambrel roof.

2. Measured from finished grade to the highest point of the roof's ridge.

As proposed, the project would need to be rezoned to Planned Unit Development (PUD) to allow flexibility in development standards. While the homes do not exceed the maximum height allowed in the RM-4,000 District, staff believes the new homes should be reduced in height and size in order to reduce the appearance of massing from the street. Staff seeks the Commission's comments regarding the proposed development standards.

### Site Layout and Access

As previously discussed, Lots 2 and 3 would maintain their direct access from Augustine Street and Lots 1 and 4 through 6 would be accessed by a new private interior street. The pedestrian pathway located on Lot 2 would extend from Augustine Street to two shared guest parking spaces located immediately east of Lot 2. A "No Parking" area is being provided south of one of the two on-site guest parking stalls to accommodate vehicle turnaround.

Staff seeks the Commission's comments regarding the street design and overall pedestrian experience. Staff believes that the site layout provides adequate vehicular access, but lacks good pedestrian access. The private drive aisle would not be a public street and pedestrian connection is limited to one side of the drive aisle. Staff believes that the pedestrian pathway should be a minimum of 5 feet, with attractive landscaping along the interior border of the pathway, to allow for simultaneous pedestrian and bicycle travel.

Staff also seeks the Commission's comments regarding the layout of Lot 6 and the proposed garage addition on Lot 1, as the proposed improvements may result in impacts to the neighbor's trees, which are off-site and heritage-sized. Furthermore, staff would like comments from the Commission on whether the applicant should pursue a smaller house design or alternative layout on Lot 6 to retain the on-site heritage-sized tree (No. 24 in Exhibit C).

Staff is also interested in any other suggestions the Commission may have for the design of the project, including the potential to reduce the size of the proposed houses to better reflect the low-scale character of Downtown's residential neighborhoods and create more green space on the site.

### Parking Standards

Detached, single-family homes are required to have two parking spaces per unit, with at least one of the spaces covered in a garage or carport. The applicant is providing two covered spaces for the three new homes via attached two-car garages and constructing a new two-car garage for the existing home on Lot 1. Lots 2 and 3 would retain their attached one-car garages with tandem parking in their respective existing driveways. Lots 4, 5, and 6 can accommodate additional parking in front of their garages in their respective driveways (two spaces on Lots 4 and 5 and three spaces on Lot 6). Since the project includes detached, single-family homes and not apartments, the PMC does not require on-site guest parking; however, the City normally requires some guest parking for single-family home projects in the Downtown. Staff notes that on small development sites in Downtown, guest parking can be difficult to accommodate while also providing two parking spaces per unit and meeting objectives regarding building height and urban design. The applicant has incorporated two guest parking spaces within the development, although it reduces the green space on the site.

## Architecture and Design

The proposed new homes are designed to include architectural features found in other existing buildings downtown. The architecture of the new homes includes traditional and Craftsman elements, roof designs that include both side and front gable roofs, creating more variety in the design and breaking up the massing, and stucco first floor walls with shingle and/or vertical and horizontal wood siding and composition roofing. With the exception of Lot 5, the garages of the new homes would not be highly visible from Augustine Street, and would promote the pedestrian character of Downtown. The proposed natural colors and materials of the buildings would complement that of the existing residences in the neighborhood.

Overall, staff believes that the proposed homes generally provide interest and variation. The architectural styles and heights of the proposed homes are also compatible with those of the homes in the surrounding neighborhood, which include a mix of one-story and two-story single- and multi-family homes. However, staff believes the architecture could be improved by setting the second-floor of the new homes further away from the first-floor walls and deepening the front porches. In addition, the proposed homes are much larger than the existing homes on the site, and pose issues of appropriate scale/mass.

Staff is seeking comments from the Commission on enhancing the front facades of the existing homes on Lots 2 and 3 as improvements are not proposed with this development application. In staff's opinion, the two other lots fronting Augustine Street should include changes to the façades to enhance their design and consistency with Downtown's traditional character. Staff recommends integrating larger front porches into the existing homes on Lots 2 and 3, in addition to installing native drought-tolerant landscaping in the front yards of Lots 2 and 3 and in the City landscape strips located on the west side of the sidewalk to enhance the project frontage on Augustine Street.

## **PROJECT SITE ALTERNATIVES**

The General Plan land use designation and RM-4,000 District allows for residential uses. Other options for the site could include:

1. Demolishing the three existing homes and constructing multi-family housing (i.e., apartments);
2. Retaining the three existing homes and developing the eastern portion of the project site with more compact attached multi-family housing; or
3. Retaining the three existing homes and constructing three cottages (single-family homes approximately 1,000 to 1,200 square feet in area) in the eastern portion of the project site.

Option 1 would provide more compact and potentially affordable-by-design housing Downtown, but would not be consistent with policies that promote the retention of the existing architectural fabric of Downtown. Option 2 would achieve some of the housing supply and affordability objectives of Option 1, but acceptable design solutions could be difficult to achieve due to the limited area available for multi-family housing on the site. The merits of Option 3 would include retention of the unit count desired by the applicant, and the provision of more compact single-family units that would be more consistent with the historic character of Downtown than the proposed project. Depending on design, all options may require PUD rezoning.

## PROS AND CONS FOR THE PROPOSED PROJECT

Pros	Cons
The project would provide an immediate opportunity for improvements to existing homes.	New development would be added to an established neighborhood.
The project is in keeping with recently approved and/or completed developments on Augustine Street.	The project would incrementally increase traffic, noise, activity, and parking demand on Augustine Street.
Adds infill housing in a way that could promote policies in the Downtown Specific Plan.	Existing trees would be removed/damaged to accommodate the development.
The project improves parking for one of the existing homes.	The proposed houses are larger than many of the older existing homes on Augustine Street, and could change the character of the street.
	The proposed project would not promote Specific Plan policies regarding affordable housing and appropriately-scaled additions to the extent of other alternatives.
	The new houses, by nature of their size, would be highly visible from Augustine Street.

## WORK SESSION TOPICS

- A. *Is the proposed density for the project site acceptable?*
- B. *Is the proposed parking for the project acceptable?*
- C. *Is the architecture of the new homes and proposed façade improvements to the existing houses acceptable?*
- D. *Does the Planning Commission support PUD zoning for the project site and the conceptual site plan and development standards?*
- E. *What other information would assist the Planning Commission in its decision on the proposal (e.g., color and material board, photo simulations, photo illustrations, story poles)?*

## PUBLIC COMMENT

Notices for this work session were sent to surrounding property owners and tenants within a 1,000-foot radius of the site. Staff has provided the location and notification map as Exhibit E for reference. At the time this report was published, staff had not received any public comments about the project.

## ENVIRONMENTAL ASSESSMENT

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

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