

- SUBJECT:** PUD-114
- APPLICANT:** Guy Houston, Valley Capital Realty
- PROPERTY OWNER:** Pleasant View Church of Christ
- PURPOSE:** Application for: (1) Rezoning from the A (Agriculture) District to the PUD-RDR/A-OS (Planned Unit Development – Rural Density Residential/Agriculture and Open Space) District; and (2) Planned Unit Development (PUD) Development Plan to allow for the construction of three new single-family residences and three second units on the property.
- LOCATION:** 11300 Dublin Canyon Road
- GENERAL PLAN:** Rural Density Residential
- ZONING:** A (Agriculture) District
- EXHIBITS:**
- A. [Draft Conditions of Approval](#)
 - B. [Project Plans](#) dated “Received June 30, 2016”, and the following documents available on request or on the City website: [Green Building Checklist](#); [Tree Inventory by Dryad, LLC](#), dated March 14, June 24, and June 29, 2016; [Biological Resources Analysis Report](#) and [Riparian Assessment prepared by Olberding Environmental, Inc.](#), dated September 2014 and December 14, 2015; [Geotechnical Investigation prepared by Nicholas Engineering Corporation](#), dated February 20, 2015; [Noise Assessment Study by Edward L. Pack Associates, Inc.](#), dated July 17, 2015; and [Health Risk Assessment Memorandum by Dudek](#), dated August 4, 2015
 - C. [Proposed Zoning Exhibit](#)
 - D. [Excerpt of the January 13, 2016 Planning Commission Workshop Minutes](#)
 - E. [Public Comments](#)
 - F. [Location and Notification Map](#)
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BACKGROUND

On October 12, 2015 Guy Houston, on behalf of the property owner, submitted applications for a General Plan Amendment, PUD Rezoning and Development Plan, and Tentative Map applications to subdivide the property and construct five new single family homes on a 4.3-acre portion of a 16.2-acre site located at 11300 Dublin Canyon Road.

The original project was reviewed and discussed at a work session with the Planning Commission held on January 13, 2016. Listed below are the topics discussed at the workshop (the draft minutes from the workshop regarding this item are attached to this report as Exhibit D), along with a brief summary of the discussion.

1. *Does the Commission support a General Plan Land Use Amendment to increase the density of the subject parcel?*

The commissioners were generally not supportive of a General Plan amendment to allow for an increased density on the subject site, with the majority requesting that the project be revised to include only three units.

2. *Are the overall site plan, lot locations and street design layout acceptable?*

The commissioners indicated a desire to retain only one driveway access point from Dublin Canyon Road and stated that the proposed homes should be located as far away from Dublin Canyon Road as possible to maintain the rural aesthetic of the area. To address aesthetic concern, the Planning Commission recommended a substantial landscape buffer between Dublin Canyon Road and the proposed access road.

3. *Is the proposed landscaping and planter depth along Dublin Canyon Road appropriate?*

Commissioners indicated that the depth of the landscape buffer along Dublin Canyon Road should be increased and that modifications to the proposed sidewalk and landscape improvements should be made to retain as many existing trees as possible along the street. The majority of the commissioners indicated support for a more naturalistic meandering decomposed granite sidewalk instead of a monolithic concrete sidewalk.

- 4(a). *Does the Planning Commission support the proposed building setbacks, building positioning, home designs, massing, number of stories, heights, and colors and materials?*

With the clarification that the commissioners would only be supportive of a project with a reduced density to conform to General Plan density limitations, the commissioners were all generally supportive of the proposed building setbacks, building positioning, home designs, massing, number of stories, heights, and colors and materials of the homes.

- 4(b). *A visual analysis with photomontages will be required if the project moves forward. Are there any specific viewpoints that should be analyzed?*

All commissioners agreed that a visual analysis should be presented. Suggestions for specific viewpoints varied from the center point of Dublin Canyon Road looking east and west, the viewpoint of a bicyclist on the road, as well as viewpoints from the homes within the Preserve and on Kolb Ranch Road.

On May 6, 2016 Guy Houston submitted revised plans that included three instead of five homes, as suggested by the Planning Commission. A comparison table of the original and revised project is included within the *Proposed Project* section of the report. The revised plan no longer requires a General Plan amendment. The Planning Commission’s recommendation on the proposed application will be forwarded to the City Council for review and final decision.

SITE AND AREA DESCRIPTION

The approximately 16.2-acre Pleasant View Church of Christ property (project site) is located at 11300 Dublin Canyon Road and is currently zoned Agriculture (A) District. The church is located at the top of the hill on the property, in the northernmost portion of the site. The property is also bisected by Dublin Creek, which extends west to east, roughly parallel to Dublin Canyon Road. The property is directly across the street from the Young property, the site of a PUD Development Plan approved earlier this year consisting of the retention of the existing single-family residence and the construction of two new single-family residences.

Figure 1: Vicinity Map



From a high point of approximately 480 feet in elevation where the church building is located, the property drops steeply down towards the creek and flattens out along Dublin Canyon Road at approximately 420 feet in elevation. The 4.3-acre area of the site proposed to be developed with homes, shown in Figure 1, is located south of the existing creek and north of Dublin Canyon Road. It currently contains a barn, corral, and a well.

The majority of the site is undeveloped, with predominantly ruderal/non-native grasslands and mixed oak/bay woodland along the creek. The existing oak/bay woodland provides an abundance of foraging opportunities for a wide range of animal species.

PROPOSED PROJECT

The applicant proposes to subdivide the existing site into four parcels (three residential parcels and the remaining church parcel) to construct three new homes. The three new homes would be located on three lots with the following gross areas¹:

Lot 1:	62,686 square feet
Lot 2:	57,839 square feet
Lot 3:	67,226 square feet

The northernmost new residential property lines would be located at the top of the bank of the creek, leaving the entire creek and banks to be owned and maintained by the church parcel. A new private street is proposed off of Dublin Canyon Road to provide access to all three lots. This private street would also be used for emergency vehicle access and contain utilities to serve the dwellings. No parking is allowed on Dublin Canyon Road. The proposed private street is 20 feet wide, and would include emergency vehicle turnouts but would not allow for public parking. Each home would have a private driveway, allowing for approximately 5 to 8 spaces of additional parking for each residence. Figure 2 shows the proposed site plan.

Figure 2: Proposed Site Plan



The proposed homes are all one story and are designed in a variation of Craftsman and Modern French Country style. The home on Lot 1 would be approximately 4,474 square feet in area. The homes on Lots 2 and 3 would be approximately 4,552 square feet in area. Lots 1 and 2 would each have an attached three-car garage while Lot 3 would have a three-car

¹ The gross lot size is inclusive of the private street, driveways and all other lot areas.

garage with an attached shop. Figures 3a, 3b, and 3c below show the proposed front elevations, facing the private street.

Figure 3a: Front of Home on Lot 1



Figure 3b: Front of Home on Lot 2



Figure 3b: Front of Home on Lot 3



In addition to the main homes, each of the three lots would include an approximately 1,200-square-foot one-story second dwelling unit. The units on Lots 1 and 2 would include an attached one-car garage, while the unit on Lot 3 would include a detached one-car attached to the main home garage.

An arborist report was submitted assessing the existing trees on the subject site. The report surveyed a total of 30 trees, 19 of which are heritage-sized trees. The proposed plan includes removal of a total of 10 trees, six of which are heritage size. The arborist has recommended removal of four trees along the creek that are in poor health and condition and one tree due to the location of the home on Lot 1. Per the revised plan, an additional five trees along Dublin Canyon Road are recommended for removal, one of which is heritage size. This is reduced from the removal of 17 total trees that were shown to be removed on the original plan, 11 of which were along Dublin Canyon Road. A link to the report is attached as Exhibit B.

An overall project comparison of the original workshop project proposal and the revised project proposal is included in Table 1 below.

Table 1: Project Comparison Table

	Original Workshop Proposal	Current Revised Proposal
Development Site Area	4.3 Acres	4.3 Acres
Total Units	5	3 (with 3 2 nd dwelling units)
Density (.2 du/acre allowed)	.3 du/acre	.18 du/acre
Average Lot Size	37,550 sq. ft.	62,583 sq. ft.
Average Main Home Size	4,245 sq. ft.	4,526 sq. ft.
Building Height ¹	22 ft. 4 in. – 30 ft.	24 ft. 4 in. – 30 ft.
Trees Removed	17 total, 11 of which are along Dublin Canyon Road	10 total, 5 of which are along Dublin Canyon Road

¹ Height is measured from the lowest grade adjacent to the house to the highest peak of the roof, excluding chimneys.

The remaining church parcel would be approximately 11.9 acres, approximately 2 acres of which could contain existing and potential church-related future development; approximately 9 acres, including the creek and adjacent riparian area, would be preserved as permanent open space through a conservation easement.

A Minor Subdivision application will be submitted to subdivide the existing site into four parcels (three residential parcels and the remaining church parcel); that application will be subject to review and action by staff following the processing of the proposed PUD Development Plan.

ANALYSIS

General Plan and Zoning

The property currently has a General Plan land use designation of Rural Density Residential and a Zoning Designation of A (Agriculture) District. Both the General Plan and Zoning designations allow for 1 dwelling unit per 5 acres. The proposed development would have a density equivalent to one dwelling unit per 5 acres, conforming to the General Plan Land Use density requirements. Second units are not counted in residential density calculations. In addition, the General Plan encourages residential projects on land designated Rural Density Residential to be clustered on lots of one acre or larger.

The General Plan also encourages the use of PUDs for residential properties that have unique characteristics or to accommodate development that does not fit under standard zoning classifications. The zoning for the project site would change from the A (Agriculture) District to the PUD-RDR (Planned Unit Development – Rural Density Residential) District for the residential lots and PUD-A-OS (Planned Unit Development –Agriculture and Open Space) District for the remaining church parcel. The 2 acre portion of the church site would be designated as Agriculture, while the remaining 11.9 acres of land would be designated as Open Space and be permanently preserved through a conservation easement.

Second Dwelling Units. The proposed project which will include three detached second dwelling units which will help to implement various goals, policies and programs for the City's General Plan Housing Element that actively promote the creation of new second units. Specific goals, policies and programs from the Housing Element that will be implemented through the creation of second units within the project including the following:

Goal 2: Provide residential densities capable of accommodating housing affordable to extremely low-, low- and very low-income households while taking into account the character and development pattern of the surrounding area.

Policy 6: Actively promote the creation of second units on single-family residential lots and their maintenance as sources of housing affordable to moderate-, low-, and very low-income households.

Program 38.2: Encourage the development of second units and shared housing in R-1 zoning districts to increase the number of housing units while preserving the visual character within existing neighborhoods of single-family detached homes.

Site Development Standards

The proposed development standards are shown in Table 2 below:

Table 2: Proposed Development Standards

	Proposed Development Standards	Development Parameters on Plan		
		Lot 1 (62,686 sq. ft.)	Lot 2 (57,839 sq. ft.)	Lot 3 (67,226 sq. ft.)
<u>Setbacks (min.)¹</u> <u>Main Structure</u> Front:	15 ft. (porch) 25 ft. (main structure)	-- 61 ft. (house)	23 ft. 38 ft. (house)	60 ft. 53 ft. (house)
Side:	5 ft./ 30 ft. combined	20 ft./ 141 ft. combined	33 ft./ 128 ft. combined	32 ft. / 163 ft. combined
Rear (Measured from Creek Setback Line)	20 ft.	65 ft.	20 ft.	13 ft. ²
<u>Second Unit</u> Front:	25 ft.	25 ft.	50 ft.	31 ft.
Side:	5 ft.	58 ft.	20 ft.	74 ft.
Rear (Measured from Creek Setback Line)	10 ft.	200 ft.	10 ft.	78 ft.
Floor Area Ratio (FAR)/ Maximum Square Footage ³	N/A 7,000 sq. ft.	9.9% 6,323 sq. ft.	11% 6,366 sq. ft.	10.2% 6,920 sq. ft.
Height ⁴ (max.)	30 ft. (house) 15 ft. (second unit)	30 ft. 14 ft. 11 in.	24 ft. 4 in. 14 ft. 11 in.	24 ft. 4 in. 14 ft. 11 in.

¹ Setbacks do not include any portion of the private street. Front setbacks are measured from the back of the private street or property line as shown in Condition #14.

² Although the current application shows a proposed 13 ft. setback, the project has been conditioned to be revised to include a minimum 20 ft. setback.

³ FAR and Maximum Square Footage include the second dwelling unit but do not include 600 square feet of garage area (main home and second unit garage combined). Garage area exceeding 600 sq. ft. is included in the FAR and Maximum Square Footage calculations.

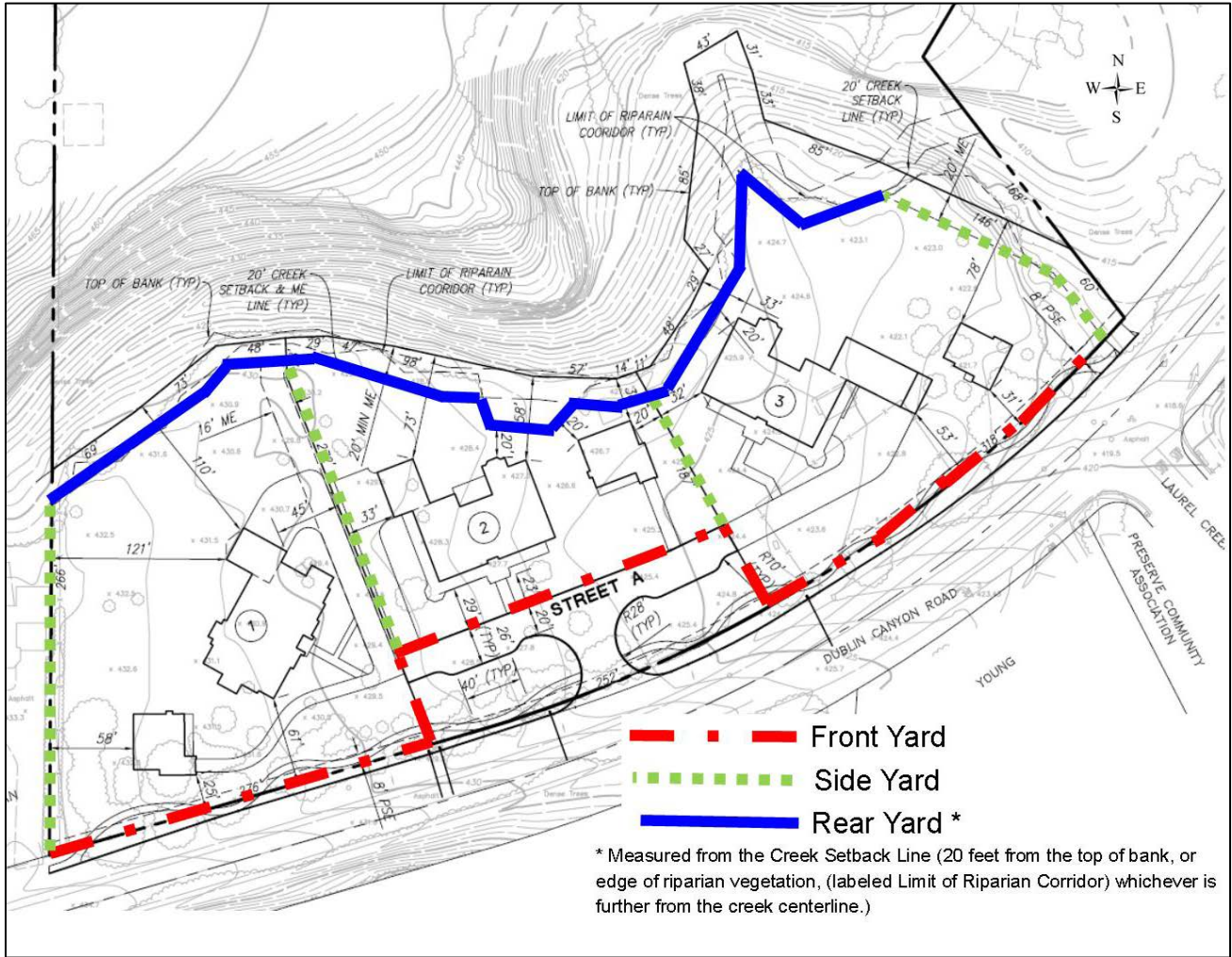
⁴ Height is measured from the lowest grade adjacent to the house to the highest peak of the roof, excluding chimneys.

Development standards for the approximately 2-acre portion of the church parcel that will remain developable will be those of the Agriculture District. Churches are conditionally-permitted uses in the Agriculture District. The remaining 9 acres will be designated as Open Space, required to be set aside as permanent open space.

Setbacks. Staff believes that proposed setbacks are acceptable as they would provide appropriate distance between the proposed property lines and homes and are consistent with setbacks established within the Preserve and Kolb Ranch developments. Figure 4 provides the location where all setbacks are to be measured from. Front yard areas would be measured from the back of the private street or property line, as shown in Figure 4. Rear yard setbacks will be measured from the Creek Setback Line identified in Figure 4. The Creek Setback Line is measured from 20 feet of the top of bank or the edge of riparian vegetation (labeled Limit of

Riparian Corridor on plans), whichever is further from the creek centerline. The second unit setbacks will also be measured from the Creek Setback Line and are consistent with the R-1-20,000 Zoning District requirements with the Pleasanton Municipal Code

Figure 4: Yard Determinations



Building Height. The proposed homes and second units would be constructed on flat pads and height would be measured from the lowest grade adjacent to the house to the peak of the roof of the second floor. Building heights would be limited to 30 feet for the main structure and 15 feet for the detached second units.

FAR. The applicant proposed a maximum FAR of 30%, consistent with the R-1-20,000 zoning district. However, considering the project site is located off of Dublin Canyon Road, surrounded by either open space or properties with a semi-rural character, staff believes it is necessary to establish a maximum square footage, which would be lower allow for less development than a 30% FAR. The recently approved homes across Dublin Canyon Road as well as the existing homes located within The Preserve development surrounding the project site are typically limited to a 25% FAR. The proposed development has larger lot sizes compared to those developments though, and as such, staff believes that a maximum FAR to 25% is still too large as it would allow for relatively massive structures.

Staff recommends that the total building area (including main structure and second unit, but excluding 600 square feet of garage area) be limited to a maximum of 7,000 square feet. This recommended 7,000-square-foot limitation would allow for modestly-sized future additions. Table 2 below shows the recommended floor area for the proposed lots.

Table 2: Maximum Square Footage Calculations

Lot No.	Lot Area	Living Area (Main home and Second Unit)	Garage Areas Combined	Recommended Maximum Floor Area	Square Footage Available for Future Additions
1	62,686 sq. ft.	5,674 sq. ft.	1,158 sq. ft.	7,000 sq. ft.	768 sq. ft.
2	57,839 sq. ft.	5,752 sq. ft.	1,214 sq. ft.	7,000 sq. ft.	634 sq. ft.
3	67,226 sq. ft.	5,735 sq. ft.	1,785 sq. ft.	7,000 sq. ft.	80 sq. ft.

Creekside Development Limits and Maintenance Requirements

The northernmost residential property lines are generally located at the top of the southern bank of the Dublin Creek. Consistent with the Alameda County Watercourse Protection Ordinance and as conditioned, no new grading or development would be allowed within 20 feet of the top of bank or the edge of riparian vegetation (labeled Limit of Riparian Corridor on plans), whichever is further from the creek centerline. Staff has identified this line as the Creek Setback Line in Figure 4. This 20-foot setback area will be required to be designated as a permanent easement in which no development is permitted on the final minor subdivision map. All rear yard setbacks, including second units and accessory structures, will be required to be measured from the edge of the easement area, and not the property line. As proposed, the home on Lot 3 is only located 13 feet from the creek setback line. Staff has included a condition of approval requiring that plans submitted for permits be revised to show a minimum 20-foot riparian area setback to the home. This easement area will also include an access easement allowing for creek maintenance. The three residential properties and the church will be required to enter into a private maintenance agreement to allow for church access to both sides of the creek for maintenance.

Church Parcel

Staff has included a condition of approval requiring the applicant to provide a site-specific open space management plan for the open space areas to remain on the church parcel. The purpose of the open space management plan is to address the long-term maintenance and ecological requirements of these areas, including fire prevention measures and creek maintenance/protection. The condition requires that the applicant provide the plan, subject to review and approval by the Director of Community Department, Fire Marshal, and the City Attorney’s Office prior to issuance of a building permit.

Architectural Design

The proposed traditional architecture would be compatible with the style of homes found in the surrounding neighborhoods and with the semi-rural character of Dublin Canyon Road. Architectural design features include a mixture of moderately- and steeply-pitched roofs, recessed windows, varying sizes of windows with some arch elements, and a mixture of stone, smooth-troweled stucco, and horizontal siding. . Side-entry garages are proposed with garage doors facing the proposed private street and not directly at Dublin Canyon Road. The proposed color palettes include earth-tone colors that would allow the buildings to blend in with

their surroundings. Overall, staff finds that the design of the homes would complement their surroundings, including the natural setting and neighboring homes.

Arborist Report and Landscape Plan

An arborist report was submitted assessing the existing trees on the subject site. The report surveyed a total of 30 trees, 19 of which are heritage-sized trees. The proposed landscape plan indicates that the new decomposed granite pathway adjacent to Dublin Canyon Road will meander through the existing trees, requiring removal of five trees, one of which is heritage size (Tree 942).

The proposed landscape plan indicates that along the 800-foot project frontage, four London Plane trees would be planted along with a mix of shrubs and groundcovers to fill in the areas between the existing trees. Six Crape Myrtle trees would be planted at the project entry. Thirty-three other trees would be planted on the site, comprising five different species: western redbud, crape myrtle, Columbia London plane, southern live oak, and orchard trees. The proposed trees would be either 24-inch box or 15-gallon. A southern live oak would be planted in the front of each house, and crape myrtles would be planted between the Columbia London plane and southern live oak trees, adding seasonal accent colors.

Staff has included a condition of approval requiring the final landscape plan to include additional planting along the project frontage to mitigate the loss of existing trees. The specific quantity and species of the additional trees would need to be shown on the final landscape plan and would be subject to review and approval by the Director of Community Development and City Landscape Architect. No turf/lawn is proposed. The applicant is also proposing to retain an existing well on-site located on Lot 3 to be used for landscape and irrigation purposes only. Staff finds the proposed landscape would retain the existing rural character of the area and screen the proposed development from the Dublin Canyon Road.

Circulation and Dublin Canyon Road Improvements

Access to the proposed development would be from a private street off of Dublin Canyon Road. The private street has a "T" design, with turn-outs and fire hydrants at each end to accommodate fire truck maneuvers. In addition, the applicant would be required to: 1) construct a six-foot-wide bicycle lane along Dublin Canyon Road; 2) construct a five-foot-wide decomposed granite path on the north side of Dublin Canyon Road; 3) construct an eastbound turn pocket on Dublin Canyon Road to access the project; 4) construct a westbound deceleration lane into the project; and 5) construct curbs and gutters on the north side of Dublin Canyon Road. Additionally, the applicant will be required to pay the required regional and local traffic fees. Staff has included conditions addressing these items.

Green Building Measures

The attached Green Building checklist shows that the proposed project would achieve 50 points, consistent with the City's ordinance. As conditioned, the final Green Building measures and score will be determined with the review of the building permit application. The project will also need to conform to the State of California's Green Building Standards Code, "CALGreen."

Additional Assessment Reports

A Biological Assessment Report, Health Risk Assessment Report and Noise Assessment Report were all prepared for the project. The assessment reports and documents are available on request or on the City website. The Biological Assessment Report and Health Risk

Assessment Report each identified various measures that should be implemented to avoid impacts related to on-site biological resources and local sources of air pollution (e.g., vehicles on I-580). These measures have been incorporated as conditions of approval. The Noise Assessment Report concluded that the interior and exterior noise exposures of the site will be within the limits of the General Plan Noise Element. In addition, the City normally allows construction to occur from 8:00 a.m. to 5:00 p.m., Monday through Friday, with Saturday construction allowed if there are no nearby residents that could be affected by construction noise or activities. Since there are existing residences in close proximity of the proposed project site, staff is not recommending that Saturday construction be allowed.

PUD DEVELOPMENT PLAN FINDINGS

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

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

The proposed project, as conditioned, meets all applicable City standards concerning public health, safety, and welfare. The subject development would include the installation of all required on-site utilities, with connections to municipal systems in order to serve the new lots. The project will not generate volumes of traffic that cannot be accommodated by existing City streets and intersections in the area. The structures would be designed to meet the requirements of the California Building Code, California Fire Code, and other applicable City codes. The proposed development is compatible with the adjacent uses and would be generally consistent with the existing scale of development and rural character of the area. Adequate setbacks would be provided between the new dwellings and adjacent properties, including Dublin Creek, and approximately 9 acres of the site would be preserved as permanent open space. This open space would help protect biological resources and the aesthetic character of the site. Therefore, staff believes that the proposed PUD development plan is in the best interests of the public health, safety, and general welfare, and that this finding can be made.

2. Whether the proposed development plan is consistent with the Pleasanton General Plan and any applicable specific plan:

The proposed development includes the construction of three new residential lots on an approximately 4.3-acre portion of the 16-acre site. (The second units would not count towards the overall residential density of the site.) The proposed density of approximately one dwelling unit per 5 acres conforms to the General Plan Rural Density Residential land use designation, with the remaining agricultural parcel with Open Space conservation easement to be protected. The proposed project would promote General Plan Programs and Policies encouraging new housing to be developed in infill and peripheral areas that are adjacent to existing residential development as well as promote the creation of second units on single-family residential lots. In addition, the project would include the permanent protection of open space including riparian areas.

Thus, staff concludes that the proposed development plan is consistent with the City's General Plan, and believes that this finding can be made.

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

Surrounding properties include single-family homes, open space areas, and a church. As conditioned, staff believes that the proposed residential lots and homes would be compatible with the surrounding uses, as the basic layout and architecture would not be substantially different from that of surrounding neighborhoods. The subject property has relatively flat terrain except for the steeply-sloped banks of Dublin Creek. Grading of the lots has been limited to the creation of pads for the future homes and to achieve the proper functioning of utilities. The creek banks on the north side of the project site will be entirely preserved, along with approximately 9 acres of permanent open space. Therefore, staff feels that the PUD Development Plan is compatible with previously developed properties and the natural, topographic features of the site, and staff believes that this finding can be made.

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

As described above, the site would be graded to create the needed building pad areas, but the vast majority of the site (including the riparian area around Dublin Creek) would be preserved in its natural state. Erosion control and dust suppression measures will be documented in the improvement plans and will be administered by the City's Building and Engineering Divisions. The site is not located within an Alquist-Priolo Earthquake Fault Zone. The flood hazard maps of the Federal Emergency Management Agency (FEMA) indicate that the subject property is not located in a flood hazard zone. Therefore, staff believes that this finding can be made.

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

The project site is in a developed area of the City and would not involve the extension of any new public streets. The proposed lots and homes would be clustered in the flatter portion of the site, allowing for a landscape buffer along Dublin Canyon Road and protection of the area around Dublin Creek. The segment of riparian area on-site would be set aside as open space. The proposed homes will be compatible in size and scale with the existing homes in the neighborhood. The arborist report prepared for the proposed development surveyed a total of 30 trees, approximately ten of which would be removed. A total of 43 new trees are proposed to be planted. Therefore, staff believes that the project has been designed to complement the natural terrain and landscape, and this finding can be made.

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

The private street provides access to and from the site and has adequate turn-around area to serve fire trucks. The new homes would be equipped with automatic residential fire sprinklers. The homes would be required to meet the requirements of applicable City codes, and State of California energy and accessibility requirements. The conditions of approval require the applicant to prepare an open space management plan for the non-developed portion of the site to reduce natural hazards. Therefore, staff believes that this finding can be made.

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

The proposed PUD Development Plan conforms to the purposes of the PUD district. One of these purposes is to allow for creative project design that takes into account site constraints. Staff believes that the proposed project would help to implement the purposes of the PUD ordinance by allowing for flexible site standards on the site, allowing units to be clustered in the flatter portions of the site near Dublin Canyon Road while protecting Dublin Creek and approximately 9 acres of open space. Staff believes that through the PUD process the proposed project has provided the applicant and the City with a development plan that optimizes the use of this site in a reasonably sensitive manner. Therefore, staff believes that this finding can be made.

PUBLIC NOTICE

Notice of this application was 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 F for reference. At the time of the report publication, Staff received one email expressing various questions and concerns regarding the proposed project. The email is included within Exhibit E for reference. Any additional public comments received after publication of this report will be forwarded to the Commission.

ENVIRONMENTAL ASSESSMENT

A Supplemental Environmental Impact Report (SEIR) was certified for the Housing Element update in 2011. The project site was part of Housing Element update, which assumed that the General Plan land use designation of Rural Density Residential and the Zoning Designation of A (Agriculture) District allowed for 1 dwelling unit per 5 acres of land. The proposed development is therefore substantially consistent with the 2011 Housing Element update, which was analyzed in the SEIR. The SEIR provided analysis at a programmatic level. In order to provide additional project-level analysis, the applicant provided an additional Arborist Report/Tree, Biological Resources Analysis, Geotechnical Investigation, Noise Assessment Study, and Health Risk Assessment Memorandum. The assessments identified measures sufficient to reduce project impacts to a less-than-significant level, and these measures are incorporated as conditions of approval. In addition, the technical studies identified no new information or changed circumstances that would require supplemental environmental review, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162. Therefore, no environmental document accompanies this report.

CONCLUSION

Staff believes that the proposed project is well designed and in keeping with the semi-rural character of Dublin Canyon Road and the existing General Plan designation. Staff believes that the proposed project is designed in a manner that is compatible with surrounding residential developments and believes that the proposed development merits a favorable recommendation from the Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Case PUD-114 by taking the following actions:

1. Find that the anticipated environmental impacts of the proposed development are adequately evaluated in the Supplemental Environmental Impact Report prepared for the 2011 Housing Element update and that none of the conditions in CEQA Guidelines Section 15162 calling for preparation of subsequent environmental review have occurred;
2. Make the PUD findings for the proposed development plan as listed in the staff report;
3. Adopt a resolution recommending approval of the Planned Unit Development (PUD-114) Development Plan to construct three detached single-family homes, three second units, and related site improvements on separate lots, subject to the conditions of approval listed in Exhibit A, and forward the application to the City Council for public hearing and review.

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Reviewed/Approved By:

Shweta Bonn, Senior Planner

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Adam Weinstein, Planning Manager

Gerry Beaudin, Community Development Director