

Planning Commission Staff Report

May 25, 2016
Item 5.a.

SUBJECT: P16-0863

**APPLICANT/
PROPERTY OWNER:** Tim and Cathy Swain

PURPOSE: Application for Design Review approval to construct an approximately 1,200-square-foot single-story home with an attached 764-square-foot garage and 565-square-foot storage area.

LOCATION: 1101 Sleepy Head Lane, formerly part of 1157 Sleepy Head Lane

GENERAL PLAN: Low Density Residential

SPECIFIC PLAN: Happy Valley Specific Plan

ZONING: Planned Unit Development-Semi Rural Density Residential (PUD-SRDR) District

EXHIBITS:

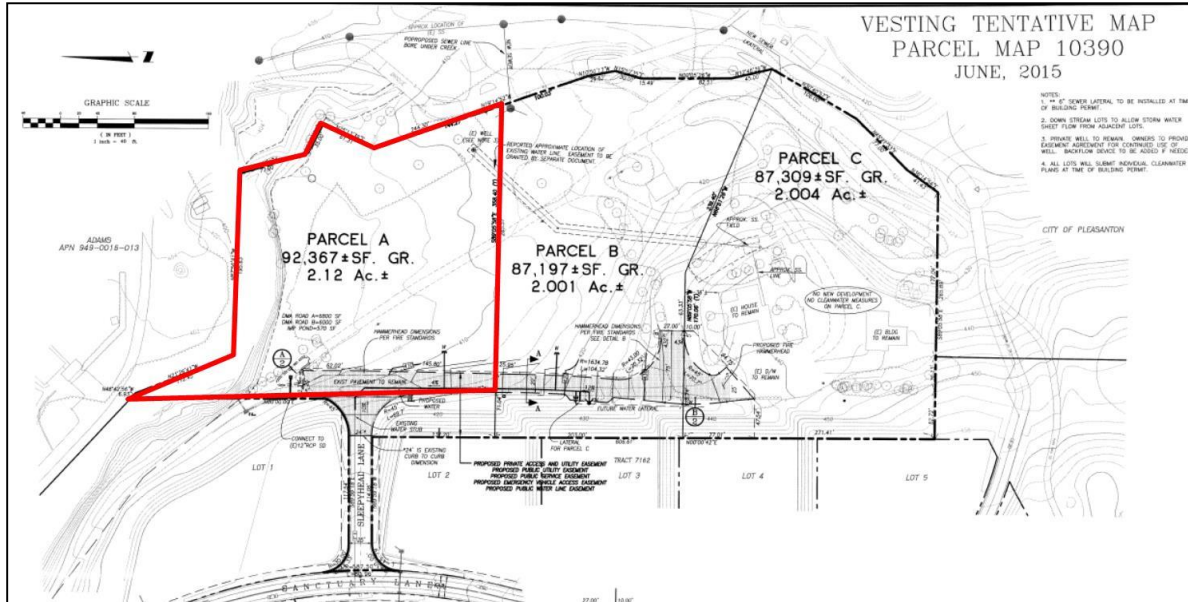
- A. [Draft Conditions of Approval](#)
- B. [Proposed Plans dated "Received, May 12, 2016"](#)
- C. [PUD-31 Development Standards and Design Guidelines](#)
- D. [Location Map and Noticing Map](#)

BACKGROUND

On January 28, 2004, the City Council approved PUD-31, a PUD Development Plan which established development standards and design guidelines for 1157 and 1340 Happy Valley Road. 1157 Happy Valley Road was later changed to 1157 Sleepy Head Lane.

On September 24, 2015, the Staff Review Board approved an application to subdivide 1157 Sleepyhead Lane (6.13 acres) into three parcels measuring approximately 2.12 acres, 2 acres, and 2 acres, as shown in Figure 1. The proposed custom home would be located on the 2.12-acre Parcel A. The PUD requires new homes to be reviewed and approved by the Planning Commission.

Figure 1: Tentative Parcel Map



SITE AND AREA DESCRIPTION

The subject parcel is relatively flat, with Happy Valley Creek running along the northern property line as shown in Figure 2. There are approximately 20 trees along the edge of the creek on-site. As part of the parcel map improvement plans, Sleepy Head Lane will be extended to the south to provide access to lots B and C. There is an existing home on lot C, while lots A and B are vacant.

Figure 2: Aerial Map



PROPOSED PROJECT

The applicant is requesting approval of a custom home with related improvements on Parcel A (1101 Sleepyhead Lane). The applicant's proposal, as conditioned, complies with the Development Plan, Design Standards and conditions of approval for PUD-31 for this site and includes the following:

- An approximately 1,200-square-foot, 27-foot-tall single story, Craftsman style custom home with a 764-square-foot attached garage and 565-square-foot attached storage area. The proposed home includes one bedroom.
- Installation of a variety of landscaping plants and trees.
- A house exterior that includes grey-colored horizontal siding and shake dormer and eave details as well as a brick wainscot.

ANALYSIS

Land Use

The General Plan land use designation for the subject site is Low Density Residential (one dwelling unit per 2 gross acres). The proposed project would be consistent with this designation. The subject property is zoned PUD-SRDR (Planned Unit Development-Semi Rural Density Residential), which allows for single-family detached homes.

Site Development Standards and Design Guidelines

The project is required to comply with the development standards and design guidelines of PUD-31. The site development standards and design guidelines of PUD-31 closely follow or reference those in the Happy Valley Specific Plan. As shown below in Figure 3 and Table 1, the proposed project would comply with all height, floor area ratio, setback, and parking site development standards. Table 1 provides a comparison of the site development standards of the proposed project and PUD-31.

Figure 3: Site Plan

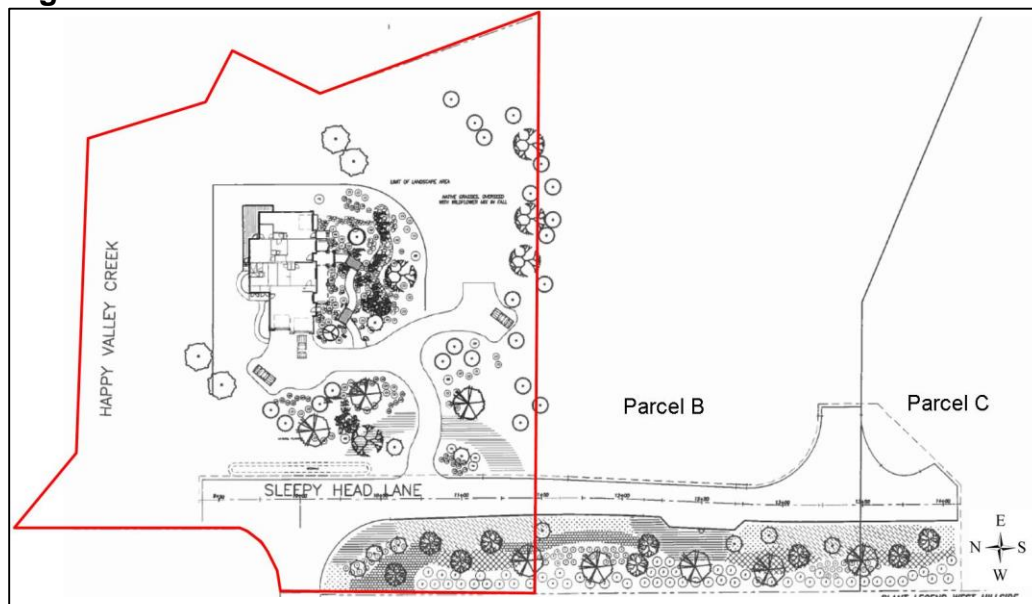


Table 1: Site Development Standards

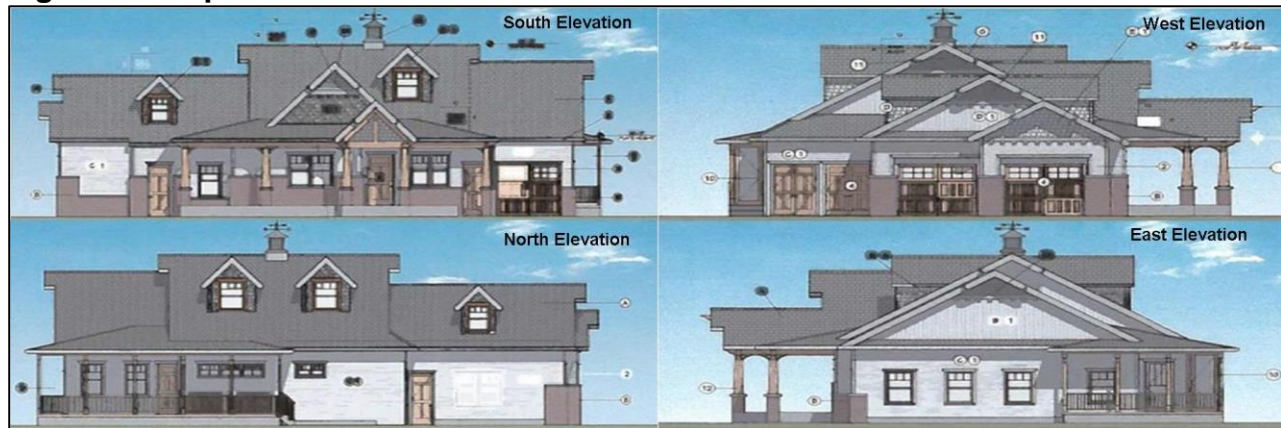
Site Development Standards	PUD-31 Development Plan Standards	Proposed Project
Setbacks		
House		
Front Yard	35 feet min.	95 feet to Sleepyhead Lane
Side Yard	25 feet min.	80 feet (north) and 135 feet (south)
Rear Yard	35 feet min.	60 feet
Height		
Main House (as measured from the highest to the lowest elevations of the building)	30 feet max.	27 feet ¹
Floor Area Ratio	No FAR requirements	1%
Parking	Minimum Parking: 2 garage spaces with 4 total on-site spaces	2 garage spaces, minimum 4 total on-site spaces
<p>1. The maximum height of the building does not include the cupola and spire, which extend to a height of 30 feet and 32 feet, respectively. Although not specified within PUD-31, staff believes it is acceptable to allow the cupola and spire to project above the maximum height limit, consistent with Section 18.84.150 (B) of the Pleasanton Municipal Code.</p>		

Key objectives of the PUD-SRDR Zoning District, and PUD-31, include limiting the width of the principal structure to not more than 50 percent of the lot width and maintaining sufficient open space between adjacent homes and other structures. The width of the proposed home comprises approximately 20 percent of the lot width and staff believes that the applicant has appropriately located the home in the center of the parcel to create a sense of open space between the proposed structures and the frontage road as well as between the neighboring lots. As shown in Table 1 above, the proposed setbacks greatly exceed the PUD requirements.

Architecture

Staff believes the house is attractive and well designed. The design of the house includes many traditional Craftsman style details such as a blend of building materials, including horizontal siding, shake dormer and eave details, and brick wainscot, as well as tapered porch columns, and exposed wood knee braces, as shown in Figure 4. The proposed building colors are grey and are complementary to the architectural style. Staff believes that the design of the home is consistent with the PUD design guidelines.

Figure 4: Proposed Elevations



Landscaping Design

Staff believes that portions of the landscaping plan should be modified to be more consistent with the design guidelines of the Happy Valley Specific Plan and PUD-31. The PUD-31 design guidelines include a target of one tree to be planted for every 1,000 sq. ft. of lot size, and 30 percent of those trees should be 24-inch box in size or larger. Per this target, there should be approximately 92 trees on site. There are currently approximately 20 trees already on-site and an additional 37 are proposed on-site (16 are proposed 24-inch box), for a total of 57 trees. The applicant is also proposing to plant 6 additional trees along the south property line on the adjacent property (currently owned by the applicant) as well as 13 trees within the common area landscaping along Sleepy Head Lane. Staff believes that to be more consistent with the landscape guidelines within PUD-31, additional trees should be planted onsite. Staff has included a condition of approval that requires an additional ten native trees to be planted throughout the property. This would bring the total number of trees on site to 73, which is generally consistent with other approvals within the area. The City Landscape Architect believes that 73 trees approximates the tree holding capacity of the site, based on the site and topographical considerations. In addition to the condition requiring additional trees, staff has included a condition of approval to replace the majority of the proposed redwood trees with native drought tolerant trees. The final tree species and location would be submitted for review and approval of the City Landscape Architect.

Driveway

The Happy Valley Specific Plan and PUD Design Guidelines encourages the use of gravel or shale for driveways leading to individual homes, rather than concrete or blacktop. The applicant is proposing to use decomposed granite leading from Sleepy Head Lane to the home. Staff believes that the proposed driveway would help protect the rural appearance of the area and is consistent with the Happy Valley Specific Plan and the applicable PUD development plan.

Green Building Measures

The proposed home is less than 2,000-square-feet in size and therefore is not required to comply with the City's Green Building Ordinance. However, the project will need to conform to the State of California's Green Building Standards Code, "CALGreen."

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 D for reference. At the time this report was published, staff had not received any public comments.

ENVIRONMENTAL ASSESSMENT

This project was programmatically reviewed as part of the Happy Valley Specific Plan Environmental Impact Report (EIR), which was certified on June 16, 1998. Pursuant to Section 15182 of the California Environmental Quality Act (CEQA) Guidelines, no additional environmental review is required for residential projects that are proposed in accordance with a Specific Plan for which CEQA documentation was certified after January 1, 1980. Therefore, no environmental review document accompanies this report.

CONCLUSION

The project, as conditioned, would be consistent with the semi-rural character of the area and would be in substantial compliance with the Happy Valley Specific Plan and the applicable PUD standards and design guidelines. The home has been designed with traditional architecture that will reflect that of the surrounding area. Staff believes that the house would be attractive and would incorporate rural design elements and materials. Therefore, the project, as conditioned, merits a favorable recommendation by the Commission.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Case P16-0863, subject to the conditions listed in Exhibit A.

Primary Author: Jennifer Hagen, Associate Planner, 925-931-5607 or jhagen@cityofpleasantonca.gov

Reviewed/Approved By:

Steve Otto, Senior Planner

Adam Weinstein, Planning Manager

Gerry Beaudin, Community Development Director