



Planning Commission Staff Report

May 25, 2016

Item 5.b.

- SUBJECT:** P16-0871
- APPLICANT:** Alan Page
- PROPERTY OWNERS:** Dave and Cindy Johnston
- PURPOSE:** Application for Design Review approval to construct an approximately 4,640-square-foot, one-story single-family residence with an approximately 933-square-foot attached garage on an approximately 3.76-acre parcel
- LOCATION:** 7 Winding Oaks Drive (Lot 7)
- GENERAL PLAN:** Low Density Residential and Open Space-Public Health and Safety
- SPECIFIC PLAN:** Vineyard Avenue Corridor
- ZONING:** Planned Unit Development – Hillside Residential/Open Space (PUD-HR/OS) District
- EXHIBITS:**
- A. [Draft Conditions of Approval, dated May 25, 2016](#)
 - B. [Project plans, view simulations, and color and material board dated "Received April 15, 2016"](#)
 - C. [Location and noticing map](#)
-

BACKGROUND

The Estates on Oak Ridge Subdivision (Subdivision) is a portion of the Vineyard Avenue Corridor Specific Plan area and consists of seven residential lots for custom homes and one lot for a City water tank (approved in 2006; PUD-54). Currently, Lot 1 is under construction and a Design Review application for Lot 3 was recently approved; all other lots remain undeveloped. The Estates on Oak Ridge Architectural Design Guidelines specify the required development standards for each lot within the Subdivision, including, but not limited to, the designated development area (DDA) or building envelope, building size, building height, maximum square footage, maximum floor area ratio, landscaping, and architectural styles.

In addition to the specified development standards, all homes within the Subdivision are encouraged to conform stylistically to one of six architectural styles: Craftsman/Bay Area Traditional, Mediterranean, Monterey/Spanish Eclectic, French Country, Tuscan Farmhouse, and Tudor/English Country. Each of these styles has its own distinct architectural elements,

intended to provide visual interest and diversity within the Subdivision, but to also ensure a cohesive neighborhood design.

The property owners request Design Review approval to construct an approximately 4,640-square-foot, one-story custom home on Lot 7 of the subdivision. PUD-54 requires the Planning Commission review and approval of all future homes within the subdivision. As such, the Design Review application is before the Planning Commission for consideration.

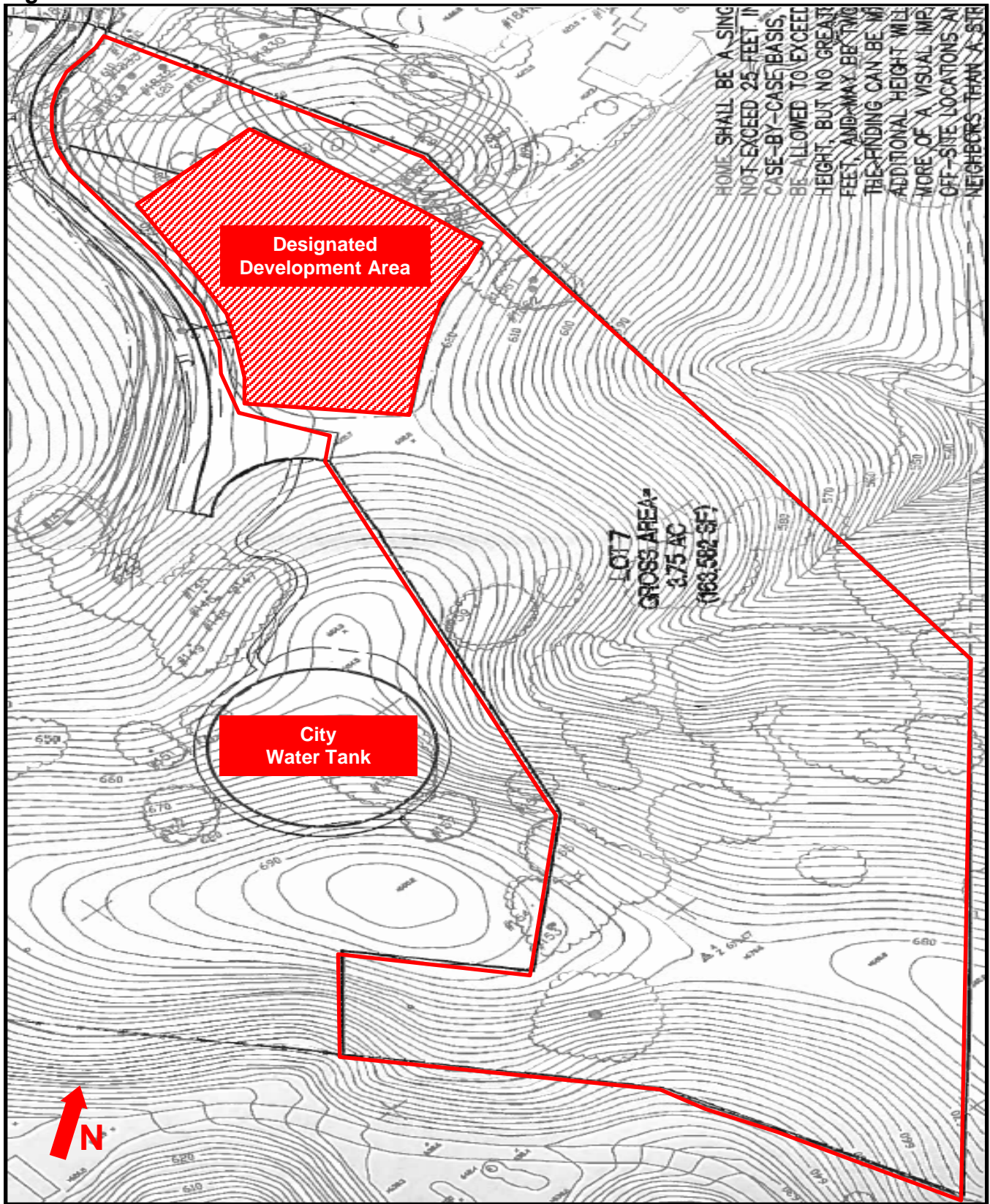
SITE DESCRIPTION

The subject site is Lot 7, or 7 Winding Oaks Drive, within the Subdivision. It is located on the east side of Winding Oaks Drive and is the southernmost lot within the subdivision, adjacent to the City water tank. The vacant lot is approximately 3.76 acres in size and is irregularly-shaped. With the exception of the fairly flat DDA, the site is steeply sloped, with the terrain rising northeast and southwest of the DDA and sloping downward to the northwest and southeast of the DDA. There are approximately seven existing blue oak trees immediately adjacent to the DDA on the subject parcel and several other existing blue oak trees scattered along the southern end of the parcel. All of these oaks were preserved at the time the Subdivision was developed. In addition, thirty-five oak trees were planted on this lot as mitigation as part of the PUD-54 approval. These trees were planted on the north and south sides of the DDA, as well as on the west side of the subject lot along Winding Oaks Drive. Residential and/or open space areas generally surround the subject lot in all directions. Figure 1 shows an aerial photograph of the subject lot, and Figure 2 shows the subject lot's plot plan, along with the DDA and City water tank.

Figure 1: Aerial Photograph of the Estates on Oak Ridge Subdivision and Lot 7



Figure 2: Lot 7 Plot Plan



PROJECT DESCRIPTION

The applicant requests Design Review approval to construct an approximately 4,640-square-foot, one-story custom home. The proposed home also includes an approximately 933-square-foot garage and 857 square feet of partially enclosed covered porches and/or loggias at the front, rear and south side (see Site Plan in Figure 3 below). Table 1 below summarizes the prescribed development standards for new construction in the Oak Ridge Architectural Design Guidelines and provides a comparison of the subject proposal to those standards:

Table 1: Development Standards

<i>Development Standard</i>	<i>Required</i>	<i>Proposed</i>
<i>Min. Setbacks</i>	No development outside of DDA	All development within DDA
<i>Max. Floor Area Ratio*</i>	47%	25.40%
<i>Max. House Size**</i>	9,017 square feet	4,873 square feet****
<i>Max. Height Main House***</i>	25 feet	19 feet, 6 inches
<i>Max. Driveway Width</i>	16 feet	16 feet
<i>Min. Garage Size/On-site Parking</i>	3 car + 2 on-site guest spaces	3 car + 2 on-site guest spaces
<i>Min. Tree Planting</i>	19 new 24-inch box trees	23 new 24-inch box trees

* The Estates on Oak Ridge Subdivision FAR is calculated by dividing the total conditioned space of each home (including garage area exceeding 700 sq. ft., but excluding non-habitable accessory structures, exterior balconies, stoops and steps, decks, and porches not enclosed on three sides) by the DDA.

** House size determined by size of the DDA multiplied by the floor area ratio (FAR).

***The height of a structure is measured vertically from the lowest finished grade adjacent to an exterior wall of a building to the highest elevation of the building, excluding chimneys and similar roof features, as permitted by City R-1-40,000 District.

****House size includes total house floor area plus any garage floor area exceeding 700 square feet.

The proposed 4,640-square-foot custom home is designed in a Craftsman/Bay Area Traditional architectural style, which typically features low pitched gable roofs with wide overhangs and exposed rafter tails, wood clapboard or shingle wall cladding, stone and brick on porch column bases, porch surrounds and chimneys, decorative or false beams or braces under the gables, prominent porches, divided-light windows, stone wainscots, exposed trusses, wood trellises, and stone walls with wooden corbels. The colors can range between light earth tones to dark greens and browns. In this case, the residence exhibits several low-pitched gable roof lines, wood clapboard wall cladding, exposed rafter tails, wood columns and trellises, black composition shingle roofing, and a metal roof over the main entry wraparound porch. The main body color is a medium tan or beige, and the trim is an off-white color.

The proposed landscape plan includes a tree/plant palette of native and non-native species that are primarily drought tolerant, as well as some hardscape features highlighted by a decorative stone driveway and entry walkway, flagstone pilasters on the front-entry gate, and stacked Calistoga stone retaining walls. There are seven mature blue oak trees immediately adjacent to the DDA on the subject parcel, as well as approximately thirty-five younger oaks planted as mitigation trees related to the PUD-54 approval. Two of these mitigation trees are proposed for relocation, but no other trees are proposed for removal or will be affected by the project.

Site Design

The architectural design guidelines prescribe a DDA that establishes a defined building envelope that limits development on the subject lot to that area only. As such, there are no specific setback requirements for the Subdivision.

The proposed home is sited completely within the DDA area, as required. The DDA is fairly flat in relation to the other portions of the subject lot, which reduces the amount of grading necessary to accommodate the footprint of the home. By orienting the driveway approach within a flat portion of the site, minimal grading would be necessary to provide access from Winding Oaks Drive.

Architectural Design

The architectural design guidelines indicate buildings should be designed to minimize visual height and bulk. Building height, bulk, and floor area should respond to the lot size, natural site terrain, and other site conditions. Wall recesses and projections, roof overhangs, decks, porches, bay windows, dormer windows, and other architectural features are encouraged to reduce visual bulk and create interest. Buildings should be designed for consistency in massing, proportions, details, materials, and colors on all exterior walls. Roof forms should generally include traditional styles such as hip and/or gable. Brick, stucco, stone or wood is encouraged for exterior walls, while slate, concrete or clay (barrel or flat) are encouraged for roofing materials. All colors should be earthtones.

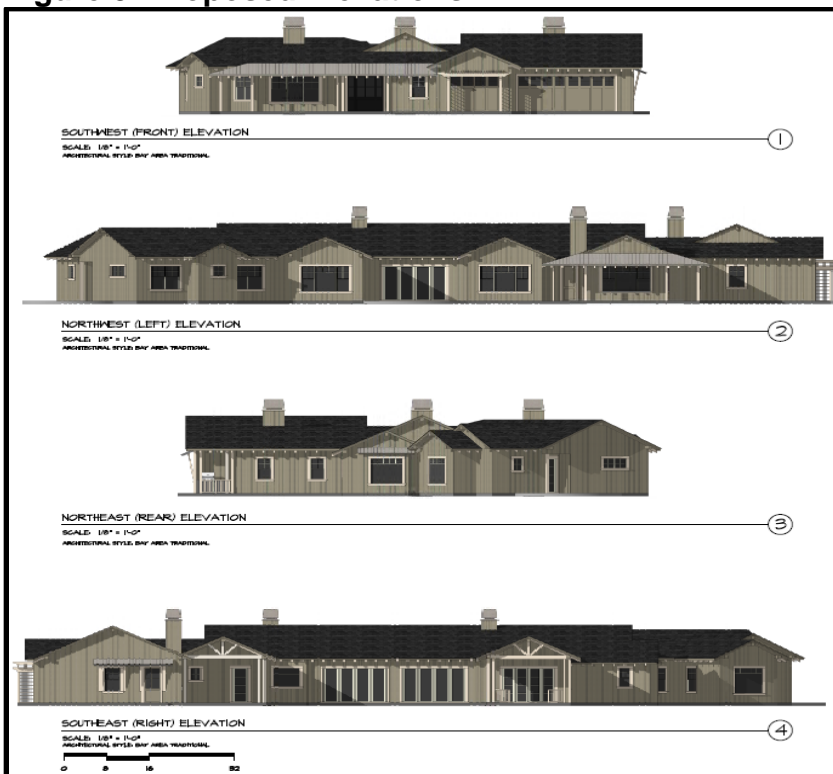
The proposed home is a one-story structure with articulated wall lines and variable roof lines that reduce the perceived massing of the home and promote visual interest. The entire residence incorporates wood clapboard cladding and dark composition shingle roofing (except for metal roofing over the front entry porch), consistent with the intended architectural style. The main body color is a medium tan or beige, consistent with the recommended earthtone color range for the subdivision.

As proposed, the exterior walls of the house will be articulated and the detailing of the building will be compatible with others in the neighborhood. The use of wood clapboard treatments, wall articulation and detailing will create an attractive home for the neighborhood. The prominent wraparound front entry porch element with the metal roof adds architectural interest and the home design incorporates high quality materials and elements. The front entry and garage doors are sufficiently detailed and are compatible with the design of the proposed home. The architectural design and finish materials/colors are generally consistent in their interpretation of the required Craftsman/Bay Area Traditional architectural style. Figures 4 and 5 show the proposed elevations.

Figure 4: Proposed Elevations



Figure 5: Proposed Elevations



Landscaping

The architectural design guidelines prescribe a specific number of new 24-inch box trees to be planted per lot. Additionally, the architectural design guidelines indicate all hardscape elements should be carefully planned in conjunction with the site and landscaping to integrate aesthetically with the architectural style and landscape design. Materials such as stone, brick, exposed aggregate, stamped and/or colored concrete, and/or interlocking pavers are encouraged.

The proposed landscape plan includes a variety of planting materials. The plan includes a tree/plant palette of native and non-native species that are mostly drought tolerant, as well as hardscape features, including a concrete paver driveway and entry walkway (see color and material board), and “smooth sand finish” concrete patio designed to complement the stone veneer on the proposed home.

The architectural design guidelines require a minimum of 19 new 24-inch box size trees on the subject lot. The proposed landscape plan includes a total of 23 new trees throughout the site, all 24-inch box size. As previously discussed and identified on the landscape plan, two of the younger mitigation trees will be relocated from the proposed driveway area to the front of the subject lot, adjacent to Winding Oaks Drive. No other trees are proposed for removal or will be affected by the project.

Staff believes the proposed landscape plan will provide adequate landscaping for the site, as required by the architectural design guidelines. The combination of plant materials and hardscape will add interest to the site and will also soften the appearance of the site from the surrounding parcels.

Due to the rural character and large expanses of open space within the Subdivision, staff is recommending a condition of approval requiring the applicant to revise the plant palette prior to the issuance of a building permit to increase the proportion of native/indigenous plant and tree species to a level satisfactory to the Director of Community Development.

Fencing and Walls

The architectural design guidelines indicate that fences and walls should be considered an extension of the architecture of the residence and should be designed to be compatible with the natural landscape. Open wire and wrought iron fencing may be allowed within the DDA. Solid fencing is only permissible to screen equipment and garbage areas and is prohibited on property lines. Exposed retaining walls greater than five feet are not permitted and need to be plastered and colored to match the residence or be stone-faced.

Open wire deer fencing is shown around the east and north side of the proposed residence. No other fencing is proposed. Open wire deer fencing is encouraged by the architectural design guidelines due to its transparency and rural character, similar to other hillside areas within the Vineyard Avenue Specific Plan. Staff is recommending a condition of approval requiring the applicant to submit a final fencing plan with details prior to the issuance of a building permit.

Additionally, stacked-stone retaining walls that range from approximately zero to three feet in height are proposed on the south side of the driveway, along the front of the lot, and near the rear of the proposed residence.

Lighting

The architectural design guidelines specify that all exterior lighting be designed, installed and controlled to minimize lighting on the hillsides and prevent lights from pointing directly at up-hill or adjacent properties. Building up-lighting and/or wash lighting on the building is prohibited, excluding low-level lighting for pathways and entryways. In addition, wall-mounted lighting on the proposed home should be complementary to the architectural style and consistent with the architectural design guidelines.

Low voltage path lighting is proposed. Staff believes the low voltage path lighting is acceptable based on the architectural design guidelines.

Staff is recommending a condition of approval requiring the applicant to submit design details and locations of all wall-mounted lighting on the proposed residence. The condition requires that all wall-mounted lighting be complementary to the architectural style of the residence.

PUBLIC NOTICE AND COMMENTS

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

ENVIRONMENTAL ASSESSMENT

This project was programmatically reviewed as part of the Vineyard Avenue Corridor Specific Plan Environmental Impact Report (EIR), which was certified on June 1, 1999. 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

Staff has reviewed the subject proposal in accordance with the approved PUD-54 and the architectural design guidelines for the Estates on Oak Ridge Subdivision and believes the subject proposal is consistent with the regulations. Staff believes that the architectural style and design of the home are appropriate for the Vineyard Avenue Specific Plan Area.

RECOMMENDATION

Staff recommends the Planning Commission approve P16-0871 subject to the draft conditions of approval listed in Exhibit A.

Primary Author:

Eric Luchini, Associate Planner, 925-931-5612 or eluchini@cityofpleasantonca.gov

Reviewed/Approved By:

Steve Otto, Senior Planner

Adam Weinstein, Planning Manager

Gerry Beaudin, Director of Community Development