

## Planning Commission Staff Report

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August 8, 2012  
Item 5.a.

**SUBJECT:** P12-1219

**APPLICANT/  
PROPERTY  
OWNER:**

Tony and Juana Carballo

**PURPOSE:**

Application for Design Review approval to construct an approximately 3,359-square-foot single-story home, an approximately 918-square-foot attached garage and a detached accessory structure.

**GENERAL PLAN:** Low Density Residential (<2.0 du/ac)

**ZONING:**

PUD-LDR/C/PHS/WO (Planned Unit Development – Low Density Residential/Commercial/Public Health and Safety/Wildlands Overlay) District

**OVERLAY  
DISTRICT:**

West Foothill Road Corridor Overlay District.

**LOCATION:**

5976 Kolb Ranch Drive (in the Kolb Ranch Estates)

**EXHIBITS:**

- A. Draft Conditions of Approval
  - B. Elevations, Site Plans, Green Building Checklist, and Floor Plan dated "Received, July 19, 2012"
  - C. Planning Commission Resolution PC-2005-21 approving PDR-446
  - D. Planning Commission Staff Report for PDR-446, dated May 25, 2005 (without attachments) and staff memo dated May 18, 2005
  - E. Planning Commission Meeting Minutes Excerpt for PDR-446, dated May 25, 2005
  - F. PMC 18.78: West Foothill Road Corridor Overlay District and West Foothill Road Corridor Design Guidelines
  - G. Kolb Ranch Estates Design Guidelines
  - H. Ordinance No. 1805 approving PUD-99-03
  - I. Location Map and Noticing Map
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## BACKGROUND

The project site is part of the Kolb Ranch Estates development. Planned Unit Development (PUD) pre-zoning and development plan approvals were granted for 12 single-family lots, a public park, open space, and designation of an approximately 5.22-acre area for a future senior care facility on May 16, 2000 (PUD-99-03). Since custom homes were proposed, Design Standards were established for future development of the lots. Lots 1-10 were approved with Design Standards based on the City's R-1-20,000 zoning district, and Lots 11-12 were approved with Design Standards based on the City's R-1-40,000 zoning district. The Design Standards were established to guide future development on the new home sites and were modified in 2002 to reflect changes in the grading and lot configuration.

In 2005, Hamid Taeb applied for and received design review approval to construct semi-custom homes on Lots 1-10 (PDR-446) of the Kolb Ranch Estates. The 2005 Planning Commission Resolution, Staff Report, and meeting Minutes are attached for your reference as Exhibits C, D, and E, respectively.

**Figure 1: Custom Home Approved Layout Scheme (PDR-446)**



Following the 2005 approval, the developer constructed four homes (Lots 1, 2, 3, and 4). At some point in 2007, the developer was unable to financially pursue further development and began selling the vacant lots with the preapproved designs. This resulted in a fifth home being constructed by a different developer (Lot 8). With the economic downturn the remaining five lots were taken over by the financing bank. The Kolb Ranch Estates PUD requires future homes in this development to be reviewed by

the Planning Commission for design approval. Accordingly, the application for Design Review is before the Planning Commission for consideration.

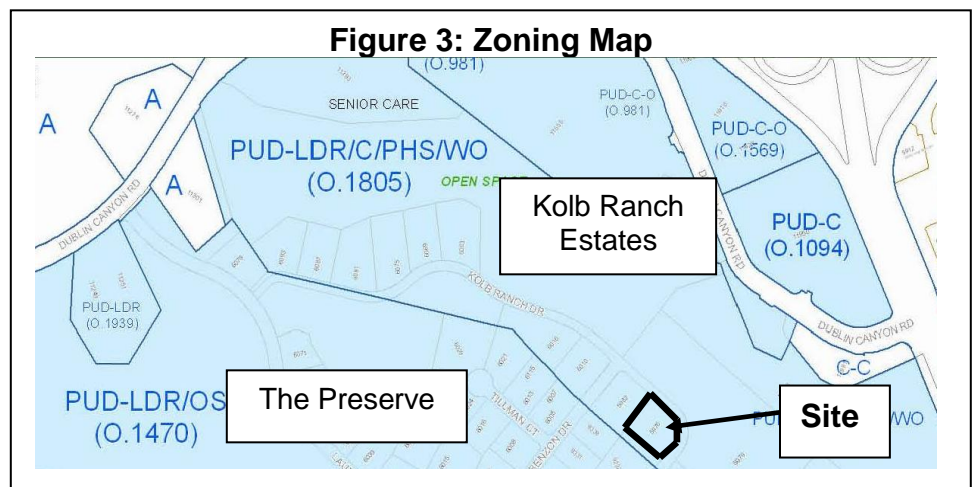
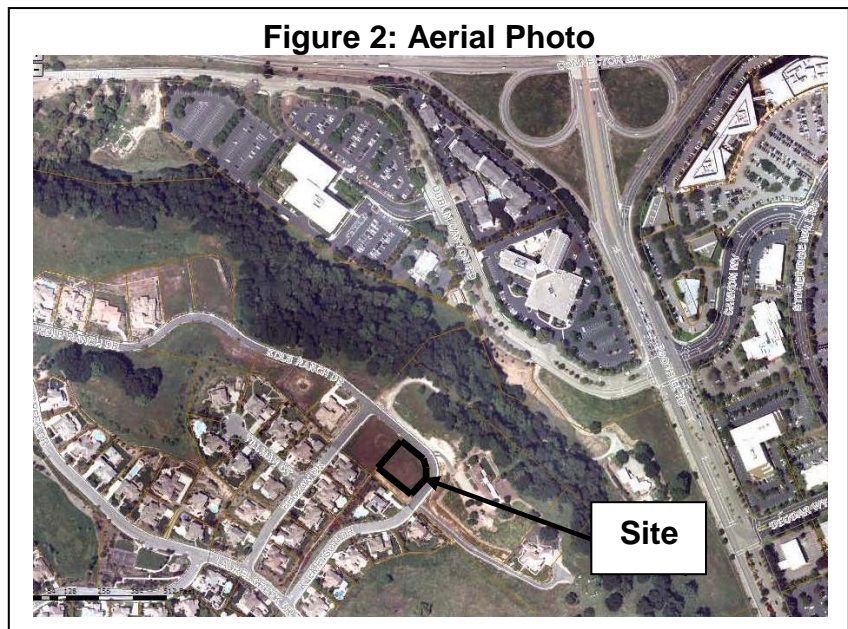
The Planning Commission recently reviewed and approved a request on April 11, 2012 to construct a custom home on Lot 9 (5982 Kolb Ranch Drive, P11-0798), located adjacent to the project site. The proposed project is for a custom home located on Lot 10 in the Kolb Ranch Estates (5976 Kolb Ranch Drive).

Additionally, if a member of the Planning Commission would like to view the City Council Staff Report, meeting minutes, or visual analysis for PUD-99-03, please contact the Planning Division.

### SITE DESCRIPTION

The project site is located in an area surrounded by residential homes and open space. The area surrounding the home sites is steeply sloping and contains oak chaparral and grassland vegetation. The site is in proximity to Interstate-580 and Dublin Canyon Boulevard to the north, Foothill Road to the east with Interstate-680 farther east, and single-family homes (The Preserve development) to the west and south.

The lot sizes within the Kolb Ranch Estates Development range in size from 26,000 square feet to 34,000 square feet. The subject home site is approximately 26,332 square feet in area. The subject property is currently vacant with no site improvements (except for a retaining wall). The property to the



southwest of the subject site is vacant (identified as Parcel C on the site plan) and is owned by the neighbor located at 9232 Kolb Ranch Drive, which is located in The Preserve (Figure 3). A location map is also provided as Exhibit I.

### West Foothill Road Corridor Overlay District

The Kolb Ranch Estates development is located within the West Foothill Road Corridor Overlay District (WFRCOD). Exhibit F contains the regulations and Design Guidelines for the WFRCOD.

## **PROJECT DESCRIPTION**

The applicant, Tony and Juana Carballo, are requesting approval of a custom home with related improvements on Lot 10 (5976 Kolb Ranch Drive) of the Kolb Ranch Estates. The applicant's proposal, as conditioned, complies with the Design Standards and Conditions of Approval for PUD-99-03 (Exhibits G and H, respectively) for this site and includes the following:

- An approximately 3,359-square-foot single-story custom home with a 918-square-foot attached three-car garage. The proposed house includes two bedrooms, a den and a guest suite.
- The proposed building height is 19 feet, 1 inch.
- The project has been designed to meet the required green building measures.
- Installation of a variety of landscaping plants and trees, with no tree removal.
- The proposed building design follows a contemporary architectural style.
- The exterior of the house includes tan stucco with stone materials used for the base and as an accent material.
- Detached accessory structure (patio cover) which will be 12 feet in height and will have materials to match the house.

## **ANALYSIS**

As proposed, the exterior walls of the house will be articulated, and, therefore, the massing of the building will blend in with the surrounding neighborhood. The exterior materials include the use of stone and stucco materials to promote visual interest of the house and will also complement the houses in the surrounding neighborhood and will be consistent with the Kolb Ranch Design Standards. The use of stone treatments, wall articulation, and detailing provide an attractive home for the neighborhood. The height and massing of the house will be consistent with the neighborhood, and, therefore, the house will not create any visual impacts on the neighborhood.

### Visual Analysis

A visual analysis was prepared in conjunction with the review of PUD-99-03. During the review of the visual analysis, staff concluded that Lots 7, 8, and 12 were the only lots in Kolb Ranch Estates that would be visible from areas to the east of Foothill Road. The proposed project is not one of the lots identified as having the potential to impact views

from Foothill Road. In order to ensure that the proposed project would not impact views beyond what was previously identified, staff reviewed the proposed project with respect to height and location and determined that no additional visual impacts are likely to occur.

The visual analysis for PUD-99-03 is available for review at the Planning Division.

### Design

The Design Standards that were established by PUD-99-03 were based on the R-1-20,000 zoning district and address setbacks, building height, material and color use, grading, house size, accessory structure location, fencing, landscaping, etc.

#### ***Building Form/Massing***

The proposed design is a single story home with articulated wall lines that provide a break in the massing of the home and promote visual interest. On the Front Elevation (which faces Kolb Ranch Drive), the house includes a covered porch and a defined entryway. Due to the orientation of the house with respect to Kolb Ranch Drive, the Right Elevation will also face the street. This elevation also includes appropriate massing and articulation. The garage has been designed in such a manner so as to reduce the visual impact of the three-car garage and will, therefore, not be a dominant feature on the elevation, consistent with the Design Standards.

#### ***Building Floor Area***

Per the Design Standards, the floor area of the house (excluding up to 600 square feet of the garage) is limited to 25 percent of the lot size. The proposed house is 3,677 square feet in size, including the garage area over 600 square feet, and will be located on a 26,332-square-foot lot. Therefore, the floor area ratio of the proposed house will be 14 percent, which is less than the maximum permitted by the Design Standards.

#### ***Height Limit***

Dwellings in the Kolb Ranch Estates are limited to a maximum of 22 feet in height and must be single-story homes as required by the Conditions of Approval for PUD-99-03. The height measurement is defined in the PUD Conditions of Approval as being from the lowest to the highest points on the house. The applicant has proposed to construct a single-story home which has a maximum height of 19 feet 1 inch and, therefore, is lower than the maximum height allowed pursuant to the Conditions of Approval for the Kolb Ranch Estates.

#### ***Setbacks***

The Kolb Ranch Design Standards require setbacks which are the same as the setbacks for houses in the R-1-20,000 zoning district. The required front and rear yard setback is 25 feet. The proposed house will be set back a minimum of 35 feet from the front elevation and 72 feet from the rear elevation. The required setback for the side

yard is 15 feet on each side. The house will be set back a minimum of 18 feet on one side and 40 feet on the other.

### ***Materials and Color***

The materials and colors for this development are governed by the PUD Conditions of Approval, the approved Design Standards, and the West Foothill Road Core Overlay District (WFRCOD). The PUD Conditions of Approval and the Design Standards incorporate similar material and color guidelines as found in the WFRCOD. The Design Standards state that natural materials such as wood siding and stone should be used on the homes; however, stucco siding may be allowed when used in conjunction with another building material, subject to Design Review approval. The PUD Conditions of Approval further state that “at least 50 percent of the exterior main structure building wall surfaces shall be either natural wood, stone and/or brick, and the remainder of the exterior building wall material may be stucco.”

The proposed house includes a mixture of stucco and stone materials. Stone is used as a base material on most of the house and is also used on accent walls to promote and to articulate walls on the home. Each elevation features a wall which will be covered in stone to articulate a particular area of interest, such as the front entry.

Homes in the Kolb Ranch Estates and The Preserve feature a mixture of stucco and stone materials. Therefore, staff believes that the use of stone and stucco materials are consistent with the surrounding properties and the intent of the Design Standards because the house will have two siding materials and is attractively designed with respect to exterior materials.

Additionally, this lot is not visible from Foothill Road or the valley floor and uses earth tone body colors. The proposed materials and colors are consistent with the PUD Conditions of Approval, the Design Standards of the development, and those specified in the WFRCOD.

### ***Landscaping***

The applicant has provided a Landscaping Plan (Sheet L-1) that provides for street trees along Kolb Ranch Drive and a variety of trees and shrubs and ground covers. The subject site is currently vacant and has seasonal grasses on it. An existing retaining wall is located on the site and will remain. No trees will be removed in conjunction with this project.

The Design Standards require the proposed Landscape Plan to provide street trees at a minimum rate of four 24-inch box trees per corner lot. The applicant has proposed to plant six street trees, 24-inch box minimum, adjacent to Kolb Ranch Drive and Klemetson Drive. At the north property line along the street, the applicant has proposed to plant one “Flowering Plum” tree and two “Coast Live Oak” trees. The Design Standards indicate that the “Flowering Plum” trees are invasive species and should not be planted. Staff has included Condition of Approval No. 7 which requires the “Flowering Plum” trees to be replaced with a tree(s) which is on the approved planting

list. Staff also recommends that this tree be replaced with a “Swan Hill Olive’ tree to match the street trees approved on the adjacent property. In order to allow for adequate visibility of the driveway, the Traffic Division has requested that the “Coast Live Oak” tree located to the north of the driveway be removed or relocated farther from the driveway. Staff has included Condition of Approval No. 8 which requires this tree to be removed or relocated.

The Design Standards also requires a minimum of one tree per 2,000 square feet of net lot area (or 13 for this lot). Of these additional trees, 1/3 must be 24-inch box size (which is four for this project), with the remaining 2/3 being a minimum of 15-gallon size. The proposed Landscape Plan includes a total of 45 trees throughout the site with 18 trees sized 24-inch box or larger.

The proposed Landscape Plan includes a variety of hardscape as well as planting materials. The applicant has also proposed to construct a 12-foot tall, 513-square-foot patio cover in the rear yard. The patio cover will be open and will have materials to match the existing house (see Sheet L-3). The Design Standards for the development limit accessory structures to a maximum of 12 feet in height.

The proposed Landscape Plan provides adequate landscaping for the site as required by the Design Standards. The combination of plant materials and hardscape promote interest of the site and will also provide adequate screening of the site from the adjacent properties.

### ***Fencing***

The applicant is proposing two types of fencing on the lot. The main boundary fencing will be a six-foot tall solid fence constructed out of wood slats, which is consistent with fencing on the surrounding lots. Additionally, the applicant is proposing a six-foot tall wrought iron fence at various locations, which is consistent with the Design Standards for the development.

### ***Lighting***

The Design Standards and the WFRCOD specify that lighting should be installed to direct glare away from surrounding properties and right-of-way. Staff has provided a condition of approval to reinforce this requirement.

### **West Foothill Road Corridor Overlay District**

As mentioned previously, PUD 99-03 contained a view analysis of the proposed project. The analysis showed that only the upper portions of the houses located on Lots 7, 8, and 12 would be visible from the I-580/Foothill Road overpass.

Staff believes that the proposed project, as conditioned, conforms to the applicable WFRCOD regulations:

- **House Size:** The floor area ratio (FAR) of the underlying zoning district applies to properties within the WFRCOD. Since the subject property is in a PUD, the FAR for the proposed home is subject to the limit established by the PUD. As proposed, the project meets the house size restriction of the WFRCOD (and the PUD).
- **Foothill Road Setback:** Not applicable as the proposed home is not located on a first-tier lot (adjacent to Foothill Road).
- **Height:** The WFRCOD regulations state that the maximum height for any structure should be 30 feet, measured vertically from the lowest point of the structure to the highest point of the structure. The approved Design Standards for the PUD further limits the allowable height to no more than 22 feet. As proposed the proposed home meets the WFRCOD height limit.
- **Landscaping:** The WFRCOD requires the existing mature trees to be retained to the maximum extent feasible. The subject site does not contain any existing trees.
- **Retaining Walls:** The WFRCOD indicates that retaining walls visible from Foothill Road should be faced with materials compatible with the natural setting such as natural stone or wood. The regulations also require planting landscaping in front of retaining walls and encourage stepping retaining walls, where feasible. The proposed retaining walls are not visible from Foothill Road.
- **Fencing:** The WFRCOD requires open fencing, except that solid privacy fencing may be allowed in areas of a lot not within required yard areas if it is screened with landscaping. The proposed project includes wood privacy fencing and wrought iron fencing which is not visible from Foothill Road and, therefore, meets the WFRCOD requirements for open fencing.
- **Building Design:** The WFRCOD Design Guidelines indicate that building materials should use natural materials, such as wood siding and natural stone. In addition, the use of bright colors such as white, yellow, red, and orange are prohibited, and the architectural style, in conjunction with its use of colors and materials, is required to blend with its setting and the natural environment. The proposed earth tone stucco and stone materials are consistent with the Design Guidelines as well as existing homes in the neighborhood.

Overall, staff finds that the project has been designed to conform to all applicable requirements of the West Foothill Road Core Overlay District.



### Fire Service

The site is located within a high fire hazard zone and subject to materials and construction methods for exterior wildfire exposure, vegetation management, and defensible space zones. The proposed home is conditioned to be constructed with an automatic residential fire sprinkler system and to meet the Fire Department's requirements.

### Green Building Measures

The City's Green Building Ordinance requires new single-family homes that are 2,000 square feet or more in size to achieve a "green home" rating on Alameda County Waste Management Authority's "Single-Family Green Building Rating System." The applicant provided a preliminary Green Building checklist of measures to be incorporated into the building plan set. The applicant is proposing to construct a home that will achieve 85 points, where 50 points is the minimum requirement (Exhibit B).

### **PUBLIC NOTICE**

All property owners within a 1,000-foot radius of the subject site were notified of the proposed project. A map showing the noticing area can be found in Exhibit I. At the time this report was prepared, staff had not received any comments or concerns.

### **CONCLUSION**

Staff believes that the proposed home is designed in a manner that is consistent with the restrictions imposed by the site including those required by the West Foothill Road Corridor Overlay District. Staff believes the proposed project should receive a favorable determination by the Planning Commission in that the proposed design is attractive and would be compatible with the homes in the surrounding developments.

### **ENVIRONMENTAL ASSESSMENT**

An Initial Environmental Study and a Negative Declaration for PUD 99-03 was adopted by the City Council on May 2, 2000 in conformance with the standards of the California Environmental Quality Act (CEQA). No subsequent, supplemental, or addendum to the Negative Declaration is necessary because there are no substantial changes to the project or to the circumstances under which the project is being undertaken that involve new significant environmental effects or that substantially increase the severity of previously identified effects. Furthermore, there is no new information of substantial importance which was not known at the time the Negative Declaration was adopted regarding the project or its effects, mitigation measures, or alternatives. Any previously identified effects or impacts are mitigated to a level of insignificance, with the mitigation measures incorporated into the project's design or imposed pursuant to the Conditions of Approval.

## **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission approve P12-1219 subject to the conditions listed in Exhibit A.

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