

## Planning Commission Staff Report

October 26, 2011  
Item 6.b.

- SUBJECT:** P11-0458
- PROPERTY OWNER:** Mentor ABI, LLC
- APPLICANT:** Ron Panich
- PURPOSE:** Application for an Administrative Design Review approval to demolish an existing duplex structure located on the west side of the property and to construct an approximately 2,739-square-foot addition to the existing residence and related site improvements.  
*(Note: The residence will be used as a congregate living health facility. Such facilities are permitted by State Law, and the City has no land use authority over them.)*
- GENERAL PLAN:** Low Density Residential
- ZONING:** PUD – LDR (Planned Unit Development – Low Density Residential) District
- SPECIFIC PLAN:** North Sycamore Specific Plan
- LOCATION:** 446 Sycamore Road
- EXHIBITS:**
- A. Recommended Conditions of Approval
  - B. Proposed Plans, Green Building Checklist, and Tree Report
  - C. City Council Ordinance No. 1914 Approving PUD-42 including Design Guidelines
  - D. Public Comments
  - E. Photos of the Site
  - F. Location Map
  - G. Public Noticing Map
  - H. State Health and Safety Code Sections 1250 and 1267.8
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## **BACKGROUND**

On April 5, 2005, the City Council adopted Ordinance 1914 approving PUD-42, a four-lot single-family residential development for three new residential lots and one lot with existing structures. Design guidelines were also approved for the four lots. The subject site is the lot with existing structures located on the north side of Sycamore Road at the T intersection of Sycamore Rd. and Sycamore Creek Way. The site is in the North Sycamore Specific Plan area.

In March 2010, the property owner received administrative design review approval to enclose the existing, approximately 250-square-foot roofed porch at the rear of the main residence (PADR-2067). In August 2010, a building permit was issued to remodel the existing structures (the main residence and the duplex<sup>1</sup>) and to enclose the existing covered porch. While construction was underway, the applicant contacted staff regarding demolishing the existing duplex and adding similar square footage onto the existing main residence. In July 2011 the applicant submitted an administrative design review application for this change. With the pending design review application, construction associated with the remodel was halted by the property owner. Subsequently, the building permit expired on August 4, 2011.

An addition to an existing single family home is normally reviewed and acted on by the Zoning Administrator and the decision is forwarded to the Planning Commission and the City Council for information or appeal as a Zoning Administrator Action item. However, the PUD requires that all house designs be brought to the Planning Commission for approval. As such, this administrative design review application requires the review and approval by the Planning Commission.

### Congregate Living Health Facilities (CLHFs)

Congregate Living Healthy Facilities are defined under State Health and Safety Code Section 1250(i) as a residential home where medical care is provided by visiting doctors. Such a facility typically can have to 12 beds. The Health and Safety Code Section 1267.8(c) requires cities to consider CLHFs a residential use of the property, requires that residents of a Congregate Living Healthy Facility be considered a family for purposes of local ordinances, and prohibits such facilities being treated differently than single family residences in the same zone. CLHFs are regulated by the California Department of Public Health, Licensing and Certification, Sacramento District Office. State Health and Safety Code sections 1250 and 1267.8 are attached.

### North Sycamore Specific Plan

The subject site is zoned PUD-LDR (Planned Unit Development – Low Density Residential) District in the North Sycamore Specific Plan (NSSP). The NSSP states

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<sup>1</sup> The 2005 staff report for PUD-42 described the existing structures as one single family home and two detached second units. These two existing structures are more accurately described as one single family home and one duplex.

development within PUD-LDR district is generally intended to conform to the provisions and permitted uses contained in the R-1 One Family Residential District of the City of Pleasanton's Municipal Code (page 30). As defined by State Law, a congregate living health facility is considered a single family residential use. Thus, the use of the property conforms to the NSSP.

## **SITE DESCRIPTION**

The subject property is approximately 19,715 square feet in size. It is a regularly shaped lot, except for the front property line that follows the curve of Sycamore Road. The site contains a main residence and a detached duplex located on the west side of the property. The current driveway to the site is off Sycamore Road. However, the site is also accessible from Sycamore Terrace, a private roadway providing access to four lots on Sycamore Terrace approved by PUD-42 as well as the lots on the east side the roadway.

The subject site is surrounded by single family residential uses (see aerial map on the right).



**Site Location**

## PROJECT DESCRIPTION

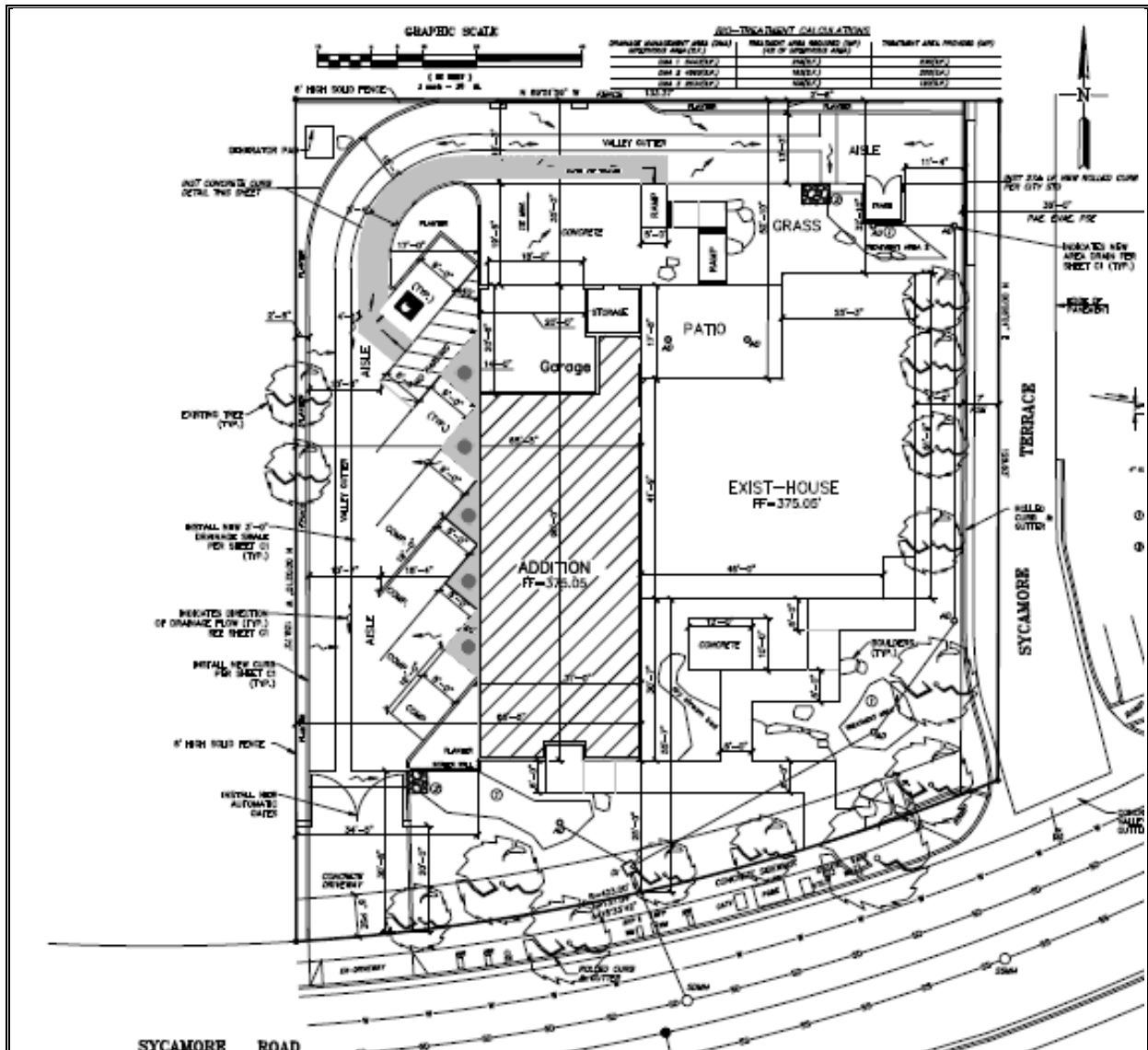
The applicant proposes the following:

- Demolish the existing approximately 2,464 square foot duplex structure;
- Construct an approximately 2,184 square foot, one-story addition to the existing 2,628 square foot single-family home and remodel the existing residence;
- Construct an approximately 555 square foot attached garage;
- Construct a six-space parking area on the west side of the property between the residence and the west property line;
- Remove 12 of the 17 existing trees; and,
- Install new landscaping.

The existing driveway off Sycamore Road would be the primary vehicular access to the site. A double swing gate with automatic opener would be constructed across the drive aisle. This gate would be located 20 feet from the front property line to allow a vehicle to stop without blocking the roadway while waiting for the gate to open. Six diagonal parking spaces and a drive aisle would be constructed along the west side of the residence. The drive aisle would continue to the right behind the residence before connecting to Sycamore Terrace on the east side of the property. A six foot high screen wall would be constructed between the residence and the gate to help screen the parking area from Sycamore Road.

A trash enclosure would be constructed near the northeast corner of the residence. It would be screened by landscaping. A pad for an emergency generator is proposed to be located near the northwest corner of the site.

New landscaping, consisting of a variety of trees, shrubs, and ground cover are proposed along the perimeter of the site and also in the front yard area of the site. Existing chain-link fencing will be removed. A new six-foot high solid fence is proposed along the west and north property lines.



**Proposed Site Plan**

## ANALYSIS

### Site Design and Development Standards

The site design and development standards of this project are governed by PUD-42. The applicant proposes the following:

	PUD-42 requirements	Proposal
Setbacks:		
Front Yard	25 feet	25 feet <sup>2</sup>
Side Yard: one side/both sides	15 feet/30 feet	15.75 feet/52.83 feet
Rear Yard	25 feet	33 feet
Height	30 feet	17 feet
Floor Area Ratio (FAR)	30% or 5,000 square feet <sup>1</sup>	24%, or 4,739 feet

<sup>1</sup> Per PUD-42 approval, the Floor Area Ratio (FAR) includes primary and accessory structures but excludes up to 600 square feet of garage area. Portions of garage floor area over 600 square feet would be included in the FAR calculations.

<sup>2</sup> The site plan indicates that the proposed addition would be 25 feet from the front property line; however, this measurement was not taken perpendicular from the closest point of the addition to the front property line. When measured perpendicular to the front property line, the proposed addition appears to be a fraction of an inch short of 25 feet. Staff has pointed this discrepancy to the applicant, who will provide the correct measurement in the construction drawings.

The existing duplex structure is a legal non-conforming structure due to its location within the subsequently adopted 15-foot side yard setback. With the proposed development, this legal non-conforming structure would be demolished. The proposed development would conform to the development standards established by PUD-42. It also eliminates the existing legal non-conforming rear yard setback.

The proposal also includes a parking area along the west side of the residence and a two-car garage. Normally, additional on-site parking is not encouraged for a single-family residence. However, the residence will be used as a congregate living health facility permitted under the State Law, the additional parking is proposed to meet the parking demand generated from staff working at the facility and visitors to the facility and prevent over-flow parking into the adjacent neighborhoods.

### Building Design

The North Sycamore Specific Plan (NSSP) requires building be design to harmonize with the natural setting and with neighboring homes. Building materials and building colors schemes shall blend with the natural landscape. Where stucco is used it should be colored with muted earth tone. Stone and treated wood are encourage for exterior surfaces. The Design Guidelines require homes be designed in a traditional style compatible with the other homes in the immediate neighborhood. The Design Guidelines require that exterior building walls consists of either plaster, stucco, wood, stone, or manufactured stone of the highest quality and authenticity; roof pitches be a

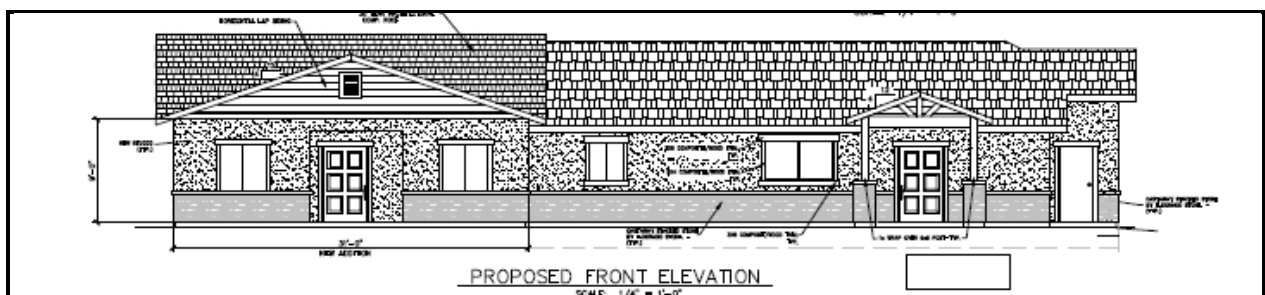
maximum of 6:12 or minimum of 4:12; windows be rectangular in shape; and porches be integrated into the body of the building mass.

The existing residence is a one-story structure. The proposed addition would also be one story with a matching 4:12 roof pitch. The building would be tan in exterior color with white window/door trim. The existing residence would be remodeled, including a defined front entrance with a gable roof supported by wood posts and stone columns. Wall facades are detailed and consist of stucco siding with stone wainscots, wood door and window trim, exposed rafters at the front porch, and horizontal lapped siding at the gables. Roof elements and trim detailing are shown on all four elevations. Stone wainscots are shown on the south, east, and west elevations.

Black composition shingle roof is proposed. Staff recommends that the roof color be revised to an earth-tone color. A condition has been added to address this issue.

The stone wainscots would wrap around the southwest corner of the building and continue on 18-inch southern section of the west elevation. The applicant has not continued the stone wainscot along the entire western elevation because it was not very visible from the adjacent property to the west or from Sycamore Road due to the proposed screen wall, new landscaping, and solid fencing. Staff finds that not having the stone wainscot extending along the west elevation is acceptable.

Staff finds that the proposed design elements meet the design guidelines of the NSSP and the design guidelines of PUD-42. The proposed addition and remodel would enhance the appearance of the existing residence, it has achieved a “four-sided” architectural design, and it conforms to the design guidelines.



### Landscaping

The PUD Landscape Design Guidelines require planting be informal rather than formal in arrangement to screen unwanted views, and to provide privacy. Residential trees should be a minimum of 15-gallon size with at least 50-percent of the trees being a minimum of 24 inch box-size.

A tree report was prepared by HortScience for the proposed project. The report surveyed 17 trees on site. Tree species include coast redwood, California black walnut, honey locust, Chinese pistache, and African fern pine. None of the existing trees are heritage-sized trees. Due to the proposed addition, the coast redwoods and California black walnuts will need to be removed; the arborist recommended that the African fern pines removed due to the impact from the drain line. The tree report recommends the retention of four Chinese pistache trees and one honey locust.

To mitigate the loss of the on-site vegetation, the applicant proposes to plant six trees, five are 24-inch box size and one is 15-gallon size, a variety of shrubs, and ground cover. Species include Japanese maple, Himalayan birch, crape myrtle, sun Azalea, gardenia, dwarf olive, sweet pea shrub, daylily, and white daisy, to name a few.

The proposed landscape plan shows that two of the walnut trees on the west property line that were recommended to be removed would be retained. The existing African fern pines along the east side of the property screens the existing house from Sycamore Terrace. The proposed development would result in the removal of three fern pines. Staff recommends that additional trees be planted to fill in the gaps.

Landscaping is proposed on the east property line near the trash enclosure. Staff has added a condition requiring landscaping be provided immediately along the south, east, and west sides of the trash enclosure. Additionally, staff has added a condition requiring the design of the trash enclosure be provided. With the proposed conditions, staff believes that the proposed landscaping plan is appropriate and would enhance the streetscape.

### Grading and Drainage

The existing site is relatively flat. The proposed on-site drainage system includes three bio-swales to treat on-site stormwater runoff. A three-foot wide valley gutter is proposed in the drive aisle and follows the drive aisle from the west side of the property, and continues to the north side of the site. This valley gutter would collect on-site stormwater and channel it to a drainage inlet which is connected to the stormwater system.

### Emergency Generator

A pad for an emergency generator is proposed near the northwest corner of the site. The applicant has indicated that emergency generator unit would be approximately 52 inches in height and would be housed inside a sound proof case. Thus, no separate enclosure is proposed. Staff has added a condition requiring the details of the emergency generator be submitted for review and approval prior to the issuance of a building permit. At the discretion of the Director of Community Development, an enclosure may be required to screen the generator unit and to buffer noise. Additionally, a condition is included requiring the emergency generator meet the City of Pleasanton Noise Ordinance regulations.



## **ENVIRONMENTAL REVIEW**

The proposal is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15301, Class 1(e), Existing Facilities. Therefore, no new environmental document accompanies this staff report.

## **PUBLIC NOTICE**

Notices regarding the proposed application and related public hearing were mailed to property owners and tenants within 1,000 feet of the subject property.

Mary Green, resident at 386 Sycamore Road, wrote to staff stating that having a rehabilitation facility is a violation of the North Sycamore Specific Plan.

John Serri, resident at 6068 Sycamore Terrace, emailed staff questioning the use, the operation of the facility, and its conformance with the North Sycamore Specific Plan.

Lina Azar, resident at 5736 Shadow Ridge Court, talked with and emailed staff concerning the impact of the proposed use to the surrounding residential neighborhoods.

Janny Rocha, resident at 481 Sycamore Road, wrote staff concerning the proposed use, its conformance to the North Sycamore Specific Plan, and potential traffic impact it may have on residential neighborhoods.

Jeff and Megan Tarpley, residents at 6035 Sycamore Terrace, wrote to staff expressing concerns regarding safety, the use of the property and the existing maintenance of the property.

Molly Ziemer, resident at 535 Sycamore Road, emailed staff addressing concerns relating to parking and the proposed use.

## **CONCLUSION**

The proposed development, as conditioned, would meet the requirements of PUD-42. The proposed addition and the remodel would aesthetically enhance the appearance of the existing residence.

## **STAFF RECOMMENDATION**

Staff recommends that the Commission approve Case P11-0458 subject to the conditions listed in Exhibit A.

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