EXHIBIT A
DRAFT CONDITIONS OF APPROVAL

PDR-932 / 221 Neal Street
Standing Seam Metal Roof

Wednesday, December 8, 2010

1. The roof shall be in substantial conformance to Exhibit B, dated "Received October 11, 2010," on file with the Planning Division, except as modified by these conditions. Minor changes to the approved plans and/or operation may be allowed subject to the approval of the Director of Community Development.

2. The standing seam metal roof is limited to the roof planes specifically identified as locations for solar panels, as shown on Exhibit A.

3. Except as modified above, all conditions of approval of PDR-750 shall remain in full force and effect

END

EXHIBIT C

THE CITY OF PLEASANTON

Zoning Administrator Staff Report

May 29, 2008

SUBJECT: PDR-740

APPLICANT: **Jon and Katherine Harvey**

PROPERTY OWNERS: Jon and Katherine Harvey

PURPOSE: Request to construct a new, approximately 2,996 sq. ft. two-story single family home with an approximately 647 sq. ft. second unit and an approximately 464 sq. ft. detached garage on a 10,960 sq. ft. lot.

GENERAL PLAN: Medium Density Residential

ZONING: R-1-6,500 Single Family Residence District

LOCATION: 221 Neal Street

ATTACHMENTS:

1. Exhibit B, Draft Conditions of Approval
2. Exhibit A, Project Plans
3. Letter from PHA, dated May 1, 2008
4. Letter from PHA, dated May 16, 2008
5. E-mail from Charles Huff, dated May 22, 2008

BACKGROUND

The Harveys have submitted a design review application to allow construction of a new single family home at the corner of Third St. and Neal St. The property is located within the Downtown Specific Plan area and therefore has been reviewed with respect to the Specific Plan and the Downtown Design Guidelines. In addition, the project has been reviewed and commented on by the Pleasanton Heritage Association (PHA). A Zoning Administrator hearing has been requested by Bonnie Krichbaum, who has expressed some concerns with the proposed project.

SITE DESCRIPTION

The site is a corner lot which is mainly vacant and was recently created by splitting the previous lot to create two lots. The adjacent lot and most of the surrounding lots are occupied by single family homes. The subject property contains an old carport which will be removed and some existing trees and shrubs, including a heritage live oak tree and a liquidambar tree, which will be preserved. Some of the shrubs and two existing liquidambar trees are proposed to be removed. An existing carport will also be removed.

PROJECT DESCRIPTION

The Harveys have proposed an interpretation of a Craftsman style residence. They have also designed the home with an emphasis on green building and sustainable design. The home has exterior walls with a combination of integral color plaster siding, reclaimed clear finished wood board and batten siding, and limited areas with clear finish reclaimed wood horizontal siding. Wood windows and trim and wood trellises supported by columns consisting of rammed earth and wood members are proposed. A front porch approximately 7 ft. in length by 8 ft. in depth is proposed, also with rammed earth columns and wood trellis. The roof is mainly a gable roof with some shed roof elements, covered with metal shingles. Other detailing includes recessed windows, wood fascia and wood beam ends, and exposed rafter tails. Divided light "window-walls" with wood frames and mullions are also featured.

A complete landscaping plan has been proposed which would result in the planting of a substantial number of new trees, shrubs, perennials, and ground covers. There will be a patio at the eastern corner of the house with rammed earth pavers, flagstone pavers used at the entryway, and a gravel driveway with concrete band. As mentioned above, some of the existing landscaping on the site will be removed, but the large existing oak along Third Street and one of the three liquidambars along Neal Street will be preserved. A tree report has been prepared addressing the existing trees; the use of the gravel driveway was recommended by the arborist to facilitate preservation of the oak tree, under which the driveway is located.

Fencing would consist of an iron picket fence with stone bollards on the perimeter of the site extending along the front (Neal St.) and street side (Third St.) property lines and on a portion of the interior side (northwest) property line. Wood fencing along the remainder of the interior side property line and rear property line is proposed; this fence will be 8 ft. in height and will consist of 1" x 8" vertical boards six feet in height with some openings with a two ft. tall wrought iron trellis above.

ANALYSIS

The project has been reviewed with respect to the Downtown Specific Plan and Design Guidelines as well as the applicable Zoning Ordinance requirements. The proposal meets all of the Ordinance requirements pertaining to setbacks, parking, building height, and floor area ratio.

In addition, staff has reviewed the house with careful attention to the Downtown Design Guidelines to ensure that it will fit within the heritage neighborhood. Furthermore, staff has worked closely with the PHA (including Ms. Krichbaum) and understands their mission to encourage new development that blends with the traditional architectural styles present.

Downtown Design Guidelines

The Introduction to the Downtown Design Guidelines states the following: "Architecturally, the commercial area of Downtown and its adjoining residential neighborhoods are represented by several different styles, giving it a diverse appearance that contributes to its interest and uniqueness. Pleasanton has decided, through its planning process, that this traditional quality and its heritage buildings should be preserved. However, it also recognizes that Downtown is growing and that constructing new buildings on vacant and underdeveloped sites keep the area vital and desirable. Such new development is to be encouraged provided that it fits in with the established pattern and reflects one of the various architectural styles of Downtown." It further states that, "It is recognized that certain situations will require flexibility in applying these guidelines, which is acceptable as long as the overall intent and spirit of the guidelines are met. It is hoped that the use of this document will result in an attractive, pedestrian-oriented Downtown that maintains its traditional character yet continues to grow creatively and with vitality."

Under the Residential Guidelines section, the Guidelines state that "... new construction, remodels, and additions for residential use must be sensitive to Downtown's unique character and scale.... New construction needs to be especially sensitive to surrounding structures." Finally, the Guidelines state that "The First, Second, and Third Street neighborhoods represent a variety of architectural styles where the houses have been built over an 80 year time frame.... Homes on Second and Third Streets vary from small cottages built by the Southern Pacific Railroad to more stately homes on the south end of Second Street built during the early 20th century."

The following is an analysis of the criteria applicable to new residential construction, followed by staff's comments:

Siting:

- New homes should face the street.
- Place garages in the rear of lots.

These criteria have been satisfied – the house is situated on a corner lot with the front facing Neal St. and the street side yard along Third St. The detached garage is located at the rear of the lot with driveway access taken from Third St.

Height & Mass:

- Design 2 story homes and additions to fit into predominately single story neighborhoods using techniques such as hip roofs and dormers to minimize building height.
- Floor area of new homes is to be compatible with surrounding homes.

This portion of the Downtown consists of a mixture of one and two story homes, so that a two story home on this site conforms to the established neighborhood pattern. The height of the house conforms to the Zoning Ordinance, as it is 22 ft. 11 in. measured from the average grade to the mid-point of the roof, as the Code requires; the height measured from the lowest grade to the roof peak is 28.5 ft. The proposed height is not considered tall for a two story home. The floor area ratio (FAR) is 34%, well under the maximum of 40% allowed by Code. While the roof is predominately a gable roof, it is broken up by a dormer element at the front entrance. Also, there are one story elements with low-pitch shed roofed portions which reduce the height and scale of the house. Therefore, staff finds that these criteria have been met with the proposed design.

Design:

- New construction … should reflect the architectural style and detailing of the surrounding neighborhood.

As mentioned in the Design Guidelines Introduction, Downtown's residential neighborhoods are represented by several different architectural styles, giving it a diverse appearance that contributes to its interest and uniqueness. Additionally, the Guidelines state that the First, Second, and Third Street neighborhoods represent a variety of architectural styles where the houses have been built over an 80 year time frame. This is the case in the immediate neighborhood surrounding the subject property, as well. While there may not be examples of Craftsman-style homes in the immediate vicinity, this style is represented in the neighborhood at large. Furthermore, staff notes that the Craftsman style is itself a diverse style that includes many variations and that there is not one type of design or feature that identifies a house as Craftsman. In staff's opinion, the Craftsman style, having been developed in the early part of the 20th century, qualifies as a "traditional" architectural style that is appropriate for Downtown Pleasanton. Also, the house contains a number of architectural elements and details that reflect this architectural style, including the use of wood and stucco siding; the shape and materials of the columns; the use of wood trellises and detailing such as exposed wood roof beams and rafter tails; the shape, style, and materials of the windows and the fact that they are recessed into the exterior walls; the shallow roof pitch with wide eaves; and the use of natural wood with clear finishes. Therefore, staff believes that these criteria have been met with the proposed house design.

Roofline:

- New homes should use roof forms and materials of similarly styled homes in the neighborhood.
- Coordinate material with the architectural style of the house.

Staff believes that the proposed metal shingle roof, while not a Craftsman or traditional type of roof material, does resemble a traditional shingle style roof (see attached photographs) and notes that it is being proposed for purposes of rainwater collection and use. Furthermore, while the garage and bedroom wing would use a shed roof design, which, while not necessarily inconsistent with the Craftsman style, is not architecturally consistent with houses in the neighborhood. While the bedroom wing would not be visible from off-site, the garage would be; therefore, staff suggests that the garage roof be changed to a gable roof reflecting the pitch and detailing of the main house.

Materials:

- Install the highest quality materials.
- Use natural exterior materials.

The wood siding, trellises, and detailing; the wood windows; and the rammed earth columns shown on the plans represent high quality materials. The use of natural and reclaimed wood with clear finishes will highlight this quality. While it could be argued that the metal roof will appear as low quality and out of character with the rest of the house design and with other roofs in the neighborhood, staff believes that the applicants' goal in creating a sustainable project by capturing rain water outweighs the design issue in this case. This is supported by the Guidelines statement that flexibility in applying the Guidelines is acceptable as long as their overall intent and spirit is maintained. Staff notes that the applicant did change the roof material from a standing seam metal roof, which in staff's opinion, would be inappropriate for a residential roof in a heritage neighborhood, to a metal shingle roof, which better fits with the style of the home and with the neighborhood. Thus, staff believes that these criteria are met and that using a metal shingle roof would still meet the intent and spirit of the Guidelines.

Windows:

- The shape, materials, and placement of windows should be appropriate to the architectural style....Windows on stucco exteriors must be recessed.

The plans call for divided light wood windows that are designed in a traditional manner and recessed into the building wall. Their rectangular shape, size, and placement are presented in an attractive manner that reflects a traditional style. Some square-shaped windows are used in some areas of the house that are consistent with the Craftsman design. The "window wall" or glass doors are an attractive feature which are also used in Craftsman style architecture.

Entries:

- New homes should reflect the predominant entry style of the street, direct or private.
- Front porches are strongly encouraged. They should be a minimum of 6 feet in width.
- Front doors should be of the highest quality materials and hardware.

The Guidelines state that the predominant entry style in the First, Second, and Third Street neighborhood is visible from the street, and is a "direct" entry design. The proposed house design meets that criterion. Furthermore, a front porch exceeding the minimum recommended dimension is proposed. While an attractive wood front door is shown on the plans, staff suggests that the specific door design and hardware should be subject to the Planning Director's approval to ensure that this criterion is met.

Architectural Details:

- New construction is to use a rich variety of detailing appropriate to the style of the building and that found in similar homes in the neighborhood. This includes elements such as roof eave, door, and window trim, balconies, railings, and material accents as tile or shingle patterns.

The architectural detailing proposed is discussed above under "Design", "Materials", and "Windows." Staff believes that the use of a large amount of natural wood with clear finishes, the use of the traditional window types with wood mullions, the use of appropriately shaped rammed earth columns with matching patio pavers, and the soft earthtone colors will create a richness that reflects the architectural style of the house and the traditional, heritage architecture of the neighborhood.

Garages and Second Units:

- Detached garages are preferred and should be located to the rear of the site.
- Landscape areas adjacent to driveways.
- Minimize driveway width; 10 to 12 feet is adequate.

A detached garage is proposed and is located at the rear of the site. Landscape areas are provided on each side of the driveway. The driveway is 20 ft. in width in order to accommodate a two-car garage. Although wider than the recommended guideline, the driveway width is mitigated by the fact that it is gravel, not asphalt or concrete, which will make it more natural and is a pervious material. However, staff believes that the driveway can taper a bit as it approaches the street so that it could be about 15 ft. in width. Staff has recommended a condition of approval to this effect.

Front Yards and Fencing:

- Retain front yard landscaping and existing trees.

As stated above, the existing coast live oak tree will be saved, and the recommendations of the tree report will be followed so that the tree is protected during and after construction. Two of three liquidambar trees along Neal St. will be removed due to their location on the walkway; they are not considered good street trees due to their messiness, and, due to their close

proximity to each other, saving one will result in a healthier, better formed, and larger tree than would result with keeping a cluster of three trees. Finally, a few small photinias and a magnolia tree must be removed as they are in the way of proposed improvements. Along the street side yard (Third St.), some existing shrub, including an oleander, will be removed and replaced with new landscaping.

Pleasanton Heritage Association

The PHA has received copies of the plans, held two meetings with staff and the applicant (one of which included the applicant's architect), and has met on its own as part of its review of the project. It has submitted two comment letters, one based on the preliminary submittal and one based on the formal submittal. In staff's opinion, the PHA's involvement was a benefit to the process in that it brought up some good points and coordinated neighborhood comments. The PHA's mission statement "encourages new construction projects and appropriate remodels to embrace high quality, historically-themed architecture thus expanding Pleasanton's core of heritage neighborhoods." Their comments have focused on the Downtown Design Guidelines, have helped bring about further study of some design issues by the applicant's architect, and have led to beneficial changes including a different roof material and added detailing. While the PHA's letter of May 16 did note the use of high quality materials and efforts made to soften the design, it goes on to make the following points:

1. "There will be little remaining mature landscaping to mitigate the starker elements of the plan."

   Staff comment: The main existing tree on the site is a coast live oak that will be retained. As described above, the other trees are smaller and are either located in the development area or, in the case of the liquidambars, are such that saving one tree of the group result in a better formed and larger tree than would occur with saving the cluster of three trees. In reference to the existing shrubs on the site, including the oleander along Third St., saving them would not be consistent with the rest of the proposed landscape plan, which, in staff's opinion, is well-designed and provides a substantial number of new shrubs and trees. Staff has included a condition that requires larger, 24-inch box size trees along Third St. In addition, the City has planted street trees along Third St. and will plant one or two additional trees in that location. The City's street tree, Idaho locust, is a fast-growing tree that, in conjunction with the coast live oak and new landscaping, will provide sufficient screening on that part of the site that will fit well with the building. The City's Landscape architect has reviewed the landscape plan and believes it is well-designed and will create an attractive yard.

2. "~~The metal roof may not look like metal, but allowing the use of metal roofing would set~~ a precedent for this and other heritage neighborhoods."

Staff comment: Staff disagrees that approving a metal roof will set a precedent in this and other heritage neighborhoods. First, the applicant has changed the type of metal roof from a standing seem metal roof, which would have been rustic in appearance and out of character for the Downtown, to a metal shingle roof. This was changed at the request of staff with the support of the PHA , and it illustrates that the City is not willing to accept any type of metal roof but only a type that fits in with the house style and with the neighborhood, as the Design Guidelines recommend. Second, as the PHA has noted, the metal shingle roof does not look like metal but resembles a traditional shingle roof, so it is not clear that even if a metal shingle roof were proposed for another home that there would be a negative impact with such a roof. Staff's main point, however, is that design review is a case-by-case discretionary process which allows the City to condition such items as roof materials and design in a way that is consistent with Downtown design goals.

3. "Also, the size and scale of the street front windows in relation to the lower stucco wall elevation are out of character for both a Craftsman style and this Pleasanton heritage neighborhood."

Staff comment: Staff disagrees that the front windows are inappropriate as to size and scale, and it is unclear as to the exact issue that is suggested. The windows along most of the front are rectangular and emphasize the vertical dimension (narrow and long), which is appropriate for the design style and which reflects a traditional window type that is consistent with the heritage neighborhood. (The use of square windows in certain locations also fits the Craftsman style.) If the comment relates to the glass doors (or "wall of glass") at the dining room, staff believes that these are an innovative enhancement to the structure that add to the attractiveness of the design and notes that this feature has in fact been used in Craftsman style homes. Staff does not believe that these are out of character for a Craftsman design since the Craftsman genre is so varied and broad; additionally, the Guidelines allow for such flexibility and stsff does not believe that this feature detracts from the design of the home, but rather adds to it.

4. "The overall look of the Harvey design is too modern and its commercial approach to a Craftsman design makes it quite out of character with the existing neighborhood. Put simply, it does not reflect the city's 2006 Design Guidelines."

Staff comment: Staff disagrees with this statement. The above analysis reviews the applicable criteria of the Downtown Design Guidelines, and staff believes that it has made the case that these criteria have been met with the proposed design. The house includes many traditional design elements found in heritage homes, and staff cannot see how this house takes a commercial approach to a Craftsman design. As stated above, the Craftsman style of architecture is very varied and diverse, and there is no one way to

design a Craftsman style home. While there are some features which represent a more modern interpretation of this design style, this is well within the framework of the Design Guidelines which recognize that certain situations require flexibility as long as the overall intent and spirit of the Guidelines are met, which staff believes is the case. In this situation, the applicants have identified the goal of building a green, sustainable building as well as the goal of building a traditional house that fits with the neighborhood. Both of these goals are encouraged by the City, and the application of these goals may involve some trade-offs in terms of design; these trade-offs relate to the special situation of providing a green home, where some flexibility is called for. Therefore, staff believes that the home does reflect the Downtown Design Guidelines in both the specifics and overall spirit and that the house fits with the neighborhood since it represents a traditional design form developed at the turn of the 20th century that is represented in this neighborhood.

Other Public Comments

Staff has worked primarily with the PHA and Ms. Krichbaum on this proposal. In addition, the applicants have met with the neighbors on a number of occasions to present and discuss their project. Other comments were received from the owner of the adjacent house on Third St., Mr. Arnie Abrott, who supports the proposed project, and from local architect, Charles Huff, who has experience in designing homes and other buildings in the Downtown and who wrote an e-mail, which is attached. Mr. Huff makes note of the diversity of homes in the Downtown that "makes for an interesting palate of residential architecture rarely found in the many tract neighborhoods that are part of our city." He goes on the state that the neighborhood has homes that range in style from Victorian to California Ranch, states that describing the house as too modern is a very general statement, and hopes "that staff can evaluate the concerns of the PHA in a fair manner and give architects the freedom to creatively express themselves in the interpretation of any architectural style." Staff has tried to do that.

CONCLUSION

Staff has reviewed this project with great care and has worked closely with the applicants as well as the Pleasanton Heritage Association in an attempt to achieve a house design for the Harveys that meets their goals as well as those of the Downtown, and that addresses the concerns of the PHA. Staff notes that the process has resulted in some positive changes to the house design that will enable it to fit better with the neighborhood. However, there does not appear to be agreement that the resulting design will be appropriate for the neighborhood, as noted above. Staff's conclusion is that the neighborhood is quite diverse, that the house exemplifies a traditional architectural style that is represented in the neighborhood, and that the Downtown Design Guidelines allow for some flexibility where the spirit and intent of the Guidelines are met. Although staff understand that there is disagreement in the neighborhood with respect to the execution of the house as a Craftsman style home, staff believes that it is well-designed; although there are some departures from the strict Craftsman style, staff believes that this flexibility is provided for in the Guidelines. Staff also acknowledges the applicants'

emphasis on green building, which is also an important priority for the City, and thinks that they have been successful in balancing the design and green building elements of the proposed home. Therefore, staff believes that the proposed home meets the specifics as well as intent and spirit of the Design Guidelines, and supports this project.

STAFF RECOMMENDATION

Staff recommends approval of PDR-740 subject to the conditions shown on the attached Exhibit "B".

Report prepared by: Jerry Iserson
(925) 931-5605
jiserson@ci.pleasanton.ca.us

MINUTES
ZONING ADMINISTRATOR HEARING
Pleasanton, California

Large Conference Room
200 Old Bernal Avenue, Pleasanton
Thursday, May 29, 2008

CALL TO ORDER

The meeting was called to order at 3:30p.m. by Brian Dolan, Zoning Administrator.

Present: Jon Harvey, Applicant; Fred and Bonnie Krichbaum, neighbor; Linda Garbarino, neighbor; Michael O'Callaghan, neighbor; Jerry Iserson, Special Projects Manager; Brian Dolan, Director of Planning and Community Development; and Natalie Amos, Assistant Planner.

PDR-740, Jon and Katherine Harvey
Application for design review approval to construct the following, an approximately: (1) 2,996-square-foot two-story custom home; (2) 647-square-foot second unit; and (3) 464-square-foot detached garage at the property located at 221 Neal Street.

Mr. Dolan explained the Design Review and appeal process.

Mr. Dolan introduced Jerry Iserson, Special Projects Manager, who then presented a summary of the project listed above.

Mr. Iserson explained that the solar panels on the roof of the bedroom wing would not visible from off site.

Mr. Iserson mentioned a change to metal shingle for the roofing material.

Mr. Iserson also mentioned the landscape plan represents a good balance of a well designed plan by saving what can be saved and providing a lot of additional planting material.

Mr. Iserson mentioned the downtown area and the many diverse architectural styles. He stated that the Craftsman style for this project is an appropriate fit for the downtown.

Mr. Iserson clarified a few of the conditions of approval.

Mr. Iserson mentioned the deed restriction requirement for the second unit.

The public hearing was opened.

Mr. Harvey thanked Mr. Iserson for all his hard work on this application. He stated he is in agreement with the staff report and conditions of approval, but does not agree that the gable roof is a superior design. He stated he is willing to accept the gable roof in an effort to move this project forward. He mentioned that the plans have been updated to reflect this change.

Bonnie Krichbaum recited meeting notes she had taken at the February 20, 2008 meeting with staff. She stated that Jerry Iserson had said the house was okay from a code viewpoint, but architecturally, the house needed the following changes: 1) the roofing material to quality composition shingles; 2) replace the board siding to shake shingle; 3) add exposed rafters; and 3) redesign the garage with no shed roof. She stated that three of the four changes were never addressed by staff.

Ms. Krichbaum stated that the Pleasanton Heritage Association sent suggestions concerning the roof, front columns, the height of the stucco siding, and the use of shingles as an alternative material to make the house look more Craftsman, but that those suggestions were never discussed or addressed.

Ms. Krichbaum emphasized that many changes were mentioned, but nothing was discussed.

Ms. Krichbaum read comments from Art Dunkley who could not make the hearing. He commented that he had spoke with Mr. Harvey a few times and had offered some samples for him as to how the house could be more residential and less modern. He mentioned that he thought the house was incorrectly described as Craftsman. He pointed out that the house could be better with more shingles on the façade and more wood trim on the windows instead of the sunken plaster trim.

Ms. Krichbaum also read comments from Brian & Chris Borg, expressing that they thought the house should have a more traditional and beautiful streetscape. They also suggested widening the porch to give it more curb appeal and a more heritage look.

Ms. Krichbaum commented on the Downtown Design Guidelines (DDG) and that the home does not reflect the architecture and detailing of the surrounding neighborhood. She mentioned that the DDG state that mature landscaping should be left in the heritage neighborhood, but with this project, it is not. She stated that many of these points have been brought up over and over again, but they are not being addressed.

Mr. Iserson stated that those were his initial comments mentioned at the February 20, 2008 meeting, not direction. He explained that the roof was changed for the capturing of rain water. He stated changes were made that met with his approval.

Fred Krichbaum showed some pictures of Craftman style homes with shingles. He stated that the homes in his neighborhood are mostly Victorians and now another Craftman's style home is thrown in there and it does not fit in with the neighborhood.

Mr. Krichbaum stated that he had a concern with the view when coming up Neal Street in that it is the bedroom wing with no trim, but just a few windows.

Linda Garbarino stated she appreciated all the time spent on this project.

Ms. Garbarino noticed that the interpretation of the DDG seem to differ between the PHA and the City. She noted that the heritage look is not specific because of the flexibility in the guidelines for interpretation. She presented pictures of numerous Craftman style homes in the downtown area to show how they are changing to a more modern look. She added that there seems to be a trend by the City moving away from the heritage look.

Michael O'Callaghan stated that the Morganroth home is not a Craftman home. He explained his knowledge of architecture and that that he worked with staff on the DDG and the Downtown Specific Plan (DSP). He stated his concern that the finished stucco not be a modern style texture, but an old world turn of the century texture. He mentioned he liked the diversity of the many custom houses in town. He commented that he believed the landscaping should be completed in the same time frame as the standard zoning ordinance, nothing different. He noted that the California Costal Redwoods would be a nice addition to this project.

Mr. O'Callaghan stated that he did not believe there is an ordinance that requires this home to have fire sprinklers. He also mentioned that construction should be allowed on Saturdays, but not to exceed the minimum noise level.

Mr. Harvey stated that they studied all the suggestions made by staff and came to the conclusion that they would go in the direction of the green building guidelines.

The public hearing was closed.

Mr. Dolan stated that a good job had been done in conditioning a balance in the landscaping. He noted that the architectural style of Craftsman is appropriate for the downtown and that there is a wide range of Craftsman and this project is a modern interpretation of Craftsman.

Mr. Dolan mentioned that there are not many shed roofs in the neighborhood, but the shed roof on the back wing would not be highly visible. He concurred that the change from the metal roof to the shingle roof would be appropriate.

The Zoning Administrator granted approval of PDR-740, subject to the conditions of approval as shown on the attached Exhibit B.

Respectively submitted,

Natalie Amos

EXHIBIT D

Natalie Amos

From: Linda Garbarino '
Sent: Thursday, October 21, 2010 10:30 AM
To: Natalie Amos
Subject: Harvey:PDR-932

October 19, 2010

To: Natalie Amos

The Pleasanton Heritage Association opposes the requested revision changing the approved roofing material on the Harvey Home currently under construction on Neal Street. The approved roofing is metal shingle and the revision is proposed to be standing seam metal. Originally, PHA, Pleasanton planning staff and the Harveys discussed the roof material thoroughly. PHA accepted the metal shingles only as a compromise to the Harvey's desire for green building materials.

Standing seam metal on this residence is unacceptable for several reasons. Please refer to the Downtown Design Guidelines, page 36. Also, please refer to the Downtown Specific Plan, page 66, #3 and page 67, #5. PHA has been told many times that the DSP is Pleasanton planning policy. Approval of this request does not meet that city policy. A standing seam metal roof for this residence, in an historic residential neighborhood, is far from even simulating an authentic appearance of roofing materials used on heritage homes.

Please notify us regarding the next steps we must take prior to the request going before the Planning Commission on November 8, 2010.

Sincerely,

Linda Garbarino, President
Pleasanton Heritage Association

Vail Titan Shingle – Weathered Co

EXHIBIT E

Vail Titan Shingle – Weathered Cop

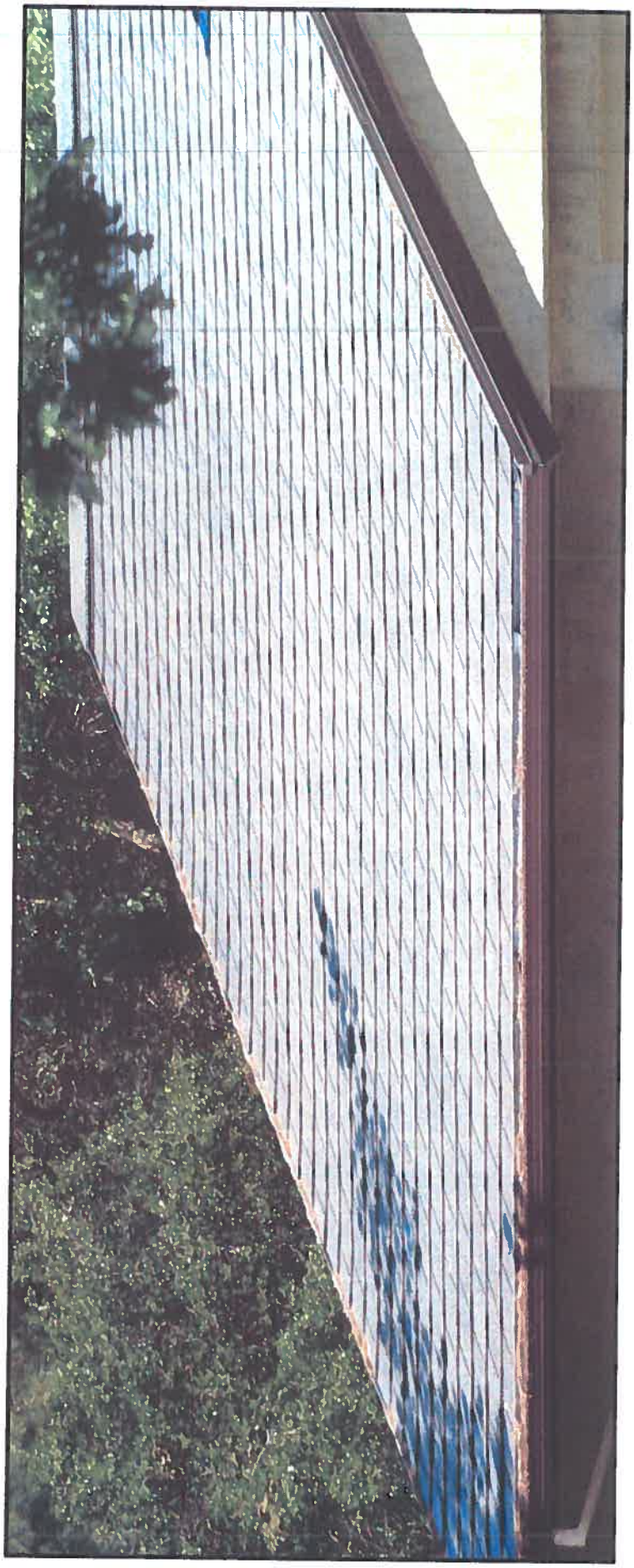


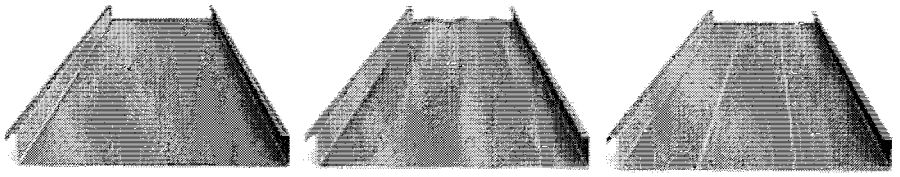
EXHIBIT F

WWW.CUSTOMBILTMETALS.COM/PRODUCTS-STANDING-SEAM-TITAN-MS.PHP

TITAN® STANDING SEAM PANELS (MECHANICAL-SEAM LOCKING)

Titan® Mechanical Standing Seam panels feature a seam that's mechanically locked into place, providing the highest degree of strength. They are available in a range of panel widths with varying seam heights; select the seam height, panel width and options best suited to your job. Click on the architectural color selection chart for available finishes, but request an actual metal sample for final paint and color selection.

For more details and to compare features, options and benefits of our Standing Seam metal panel systems see the fact sheet downloads in PDF format.



STRAIGHT STRIATIONS RIBS

- :: **ABOUT STANDING SEAM**
- :: **TITAN® MECHANICAL SEAM**
- :: **TITAN® SNAP LOCK**
- :: **WITH FUSIONSOLAR**
- :: **TITAN® CAP SEAM**
- :: **COPPER, RHEINZINK® & BARE ZINCALUME®**
-
- :: **PRODUCT LITERATURE**
- :: **INSTALL GUIDES**
- :: **WARRANTY INFORMATION**
- :: **COLORS**
-
- CB-2000 Fact Sheet
- CB-150 Fact Sheet
- CB-100 Fact Sheet
- Standing Seam Brochure

- **TITAN® CB-2000 MECHANICAL SEAM**
- Seam Height: 2"
- Standard Panel Widths: 14", 18"
- Minimum Slope: ½:12
- Optional Items: Stiffening Ribs or Striations
- Approvals: Please ask a CBM Representative

Common applications:

- - Residential

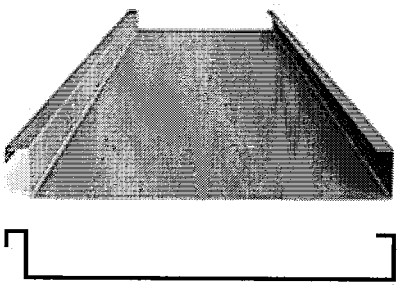
- - Commercial
- - Public Works

This panel is recommended for roof slopes as low as ½":12 roof pitch. Stiffening ribs or striations are recommended, but optional.

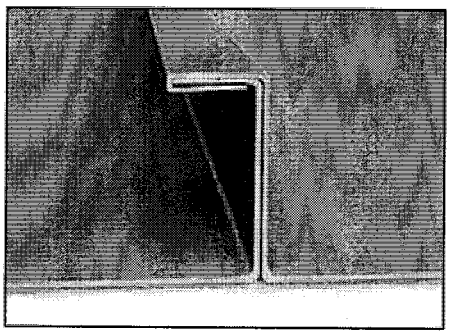
Features:

- - Can be roll-formed on the jobsite to eliminate damage and waste
- - Concealed fastener system

Download CB-2000 Fact Sheet



CB-2000 PROFILE



CB-2000 AFTER SEAMING

- **TITAN® CB-150 MECHANICAL SEAM**
- Seam Height: 1.5"
- Standard Panel Widths: 12", 16"
- Minimum Slope: 1:12
- Optional Items: Stiffening Ribs or Striations
- Approvals: Please ask a CBM Representative

Common applications:

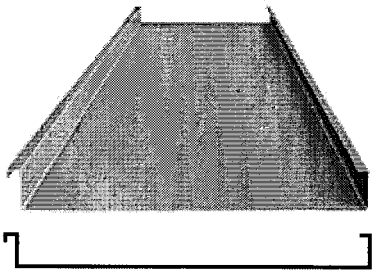
- - Over solid decks or spaced purlins
- - Residential
- - Commercial
- - Public Works

This panel is recommended for roof slopes as low as 1:12 roof pitch. Stiffening ribs or striations are recommended, but optional.

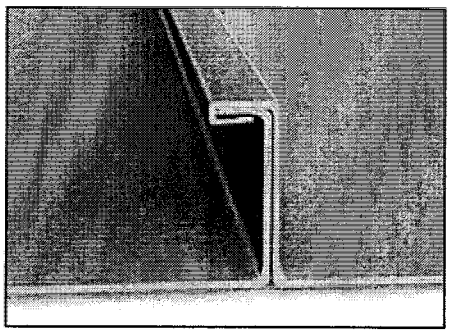
Features:

- - Can be roll-formed on the jobsite to eliminate damage and waste
- - Concealed fastener system

Download CB-150 Fact Sheet



CB-150 PROFILE



CB-150 AFTER SEAMING

- **TITAN® CB-100 MECHANICAL SEAM**
- Seam Height: 1"
- Standard Panel Widths: 13", 17"
- Minimum Slope: 1:12
- Optional Items: Stiffening Ribs or Striations
- Approvals: Please ask a CBM Representative

Common applications:

- - Residential
- - Light Commercial

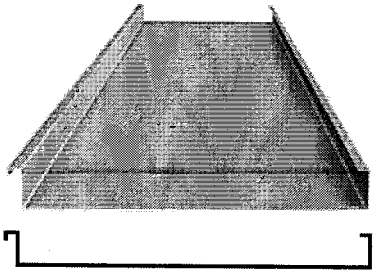
This panel is recommended for roof slopes greater than 1:12 roof pitch. Stiffening ribs or striations are recommended, but optional.

Features:

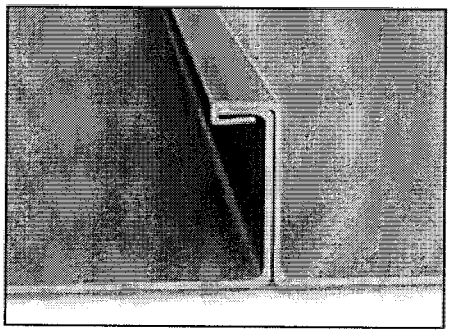
- - Can be roll-formed on the jobsite to eliminate damage and waste
- - Concealed fastener system

Download CB-100 Fact Sheet

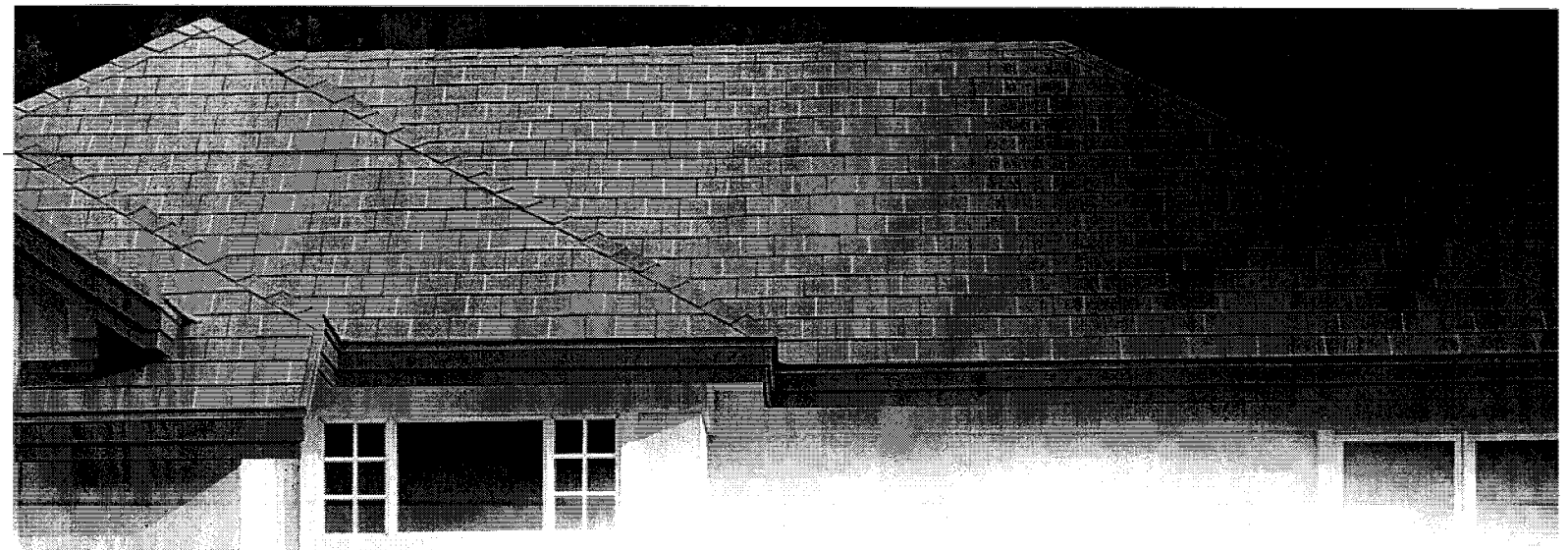
The above panel illustrations are renderings only. The actual striations and/or ribs may have different dimensions. Both of these options help to reduce oil canning. Note that oil canning is not a cause for rejection.



CB-150 PROFILE



CB-150 AFTER SEAMING



VAIL *Metal Shingles*

Application Instructions

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LAST-TIME®
CUSTOM-BILT METALS

Custom-Bilt Metals • 13940 Magnolia Ave. Chino, CA 91710

VAIL *Metal Shingles*

Application Instructions

When installing or walking on VAIL Metal Shingles:

1. OSHA fall protection guidelines for sloped roofing should be followed at all times.
2. Check local building codes before installing.
3. Heat can be generated in any metal roof system. If using a self-adhered membrane as an underlayment, consult manufacturer's guidelines or specifications to ensure that the membrane is designed for use under high-temperature conditions.

Applicable Standards and Codes

1. See ICBO /ICC ES Evaluation Report 5318 for allowable values and/or conditions of use concerning materials presented in this document.
2. Metro Dade County Product Control Acceptance No. 07-0521.05
3. Class A fire-rated system may be achieved by installing under the roof panels a minimum 1/2"-thick (12.7mm) water-resistant core gypsum sheathing complying with ASTM C 79, 1/4"-thick (6.4 mm) Dens-Deck overlayment board manufactured by Georgia Pacific, or "Versashield" non-asphalt fiberglass-based roll roofing manufactured by Elk Corporation, installed over the plywood sheathing. The gypsum and Dens-Deck materials are to be attached to the roof deck with eight 1-1/2"-long (38mm) nails per 4' x 8' sheet. Length of the nails used to attach the roof panels must be increased by the thickness of the barrier boards.

Product Specifications

Panel Length	34" long	**Product Coating**	Steel Kynar 500
Panel Width	12" wide	**Installation Clips**	3 per panel, 117 per square; hip and ridge also requires clips: 2 per 12" piece
Exposure Area Per Panel	32.5" X 11.25"	**NOTE:** *High Wind and / or Miami-Dade Co. requirements are 3 clips per steel panel, 4 clips per copper panel*	
Coverage	39 panels per 100 sq. ft.		
Weight Per Square	Copper 136.5 lb. 26 ga. Steel 106.7 lb.	**Trim Flashings**	Trim flashings come in 10' lengths except hip / ridge trim is in 1' pieces.
Hip and Ridge	Length 12" exposure Width 5-1/2" per side	**Flat Stock**	Copper 36" x 120" Steel 48" x 120" (most colors)
Product Material	Copper 16 oz. (0.021") solid copper Steel 26-gauge (0.019") Galvalume		

Tools Recommended

- Right, left, center tin snips
- Safety harness and ropes, Pop-rivet tool
- Hammer, Flat bar, Hand-held Hemming Tool
- Drill / Screw Gun

General Application

Deck Preparation

Always check that the roof deck is straight and true and that fascias are level to the deck. When installing field panels, check that the roof line is square to the ridge; marking horizontal chalk lines every 4' will help in adjusting for roof decks that are not square. By lowering a row (not more than 1/16"), you can make minor adjustments in the field panels to square up uneven roof sections.

Underlayments

The sheathing is to be covered with a minimum of one layer of Type 30 or two layers of Type 15 asphalt-saturated felt. When using two layers of Type 15 asphalt-saturated felt apply a 19" starter strip of underlayment over metal drip edge at eaves. Use a 36" wide roll of underlayment lapped over the 19" starter strip and remaining courses, overlap per underlayment manufacturer. In valley areas, install a minimum of one layer of Type 30, 36" felt prior to installing valley metal.

All underlayments are to be fastened to the roof deck with minimum 7/8"-long, corrosion-resistant roofing nails having 1" diameter plastic caps spaced at 12" on center on overlaps and in the field.

Severe Climate

At all eaves, two layers of Type 15 felt are to be applied shingle-fashion, solid-cemented together with approved cementing material between the plies, extending from the eave up the roof to a point 36" inside the exterior wall line of the building. In a non-rated roofing system, severe climate underlayment (such as self-adhering rubberized membrane) recognized in a current ICBO / ICC ES or NES evaluation report may be used as an alternative to the two layers of Type 15 felt at the eaves.

For installations in regions of the country where snow and ice exist, potential hazards associated with falling snow and ice should be addressed areas above walkways and driveways, etc., need the most attention. Snow-retention devices, snow clips, etc, should be installed per specification from an architect or engineer. Always consult local building codes.

Roof Slope and Sheathing Requirements

Minimum roof slope is 3:12. Vail shingles must be installed over code complying, minimum 15/32" wood-based structural sheathing.

Eave Drip Edge

Drip edge is to be applied to all eaves prior to installing the roofing felt and screwed at 12" on center (see Fig. 1)
Lap underlayments on top of eave trim.

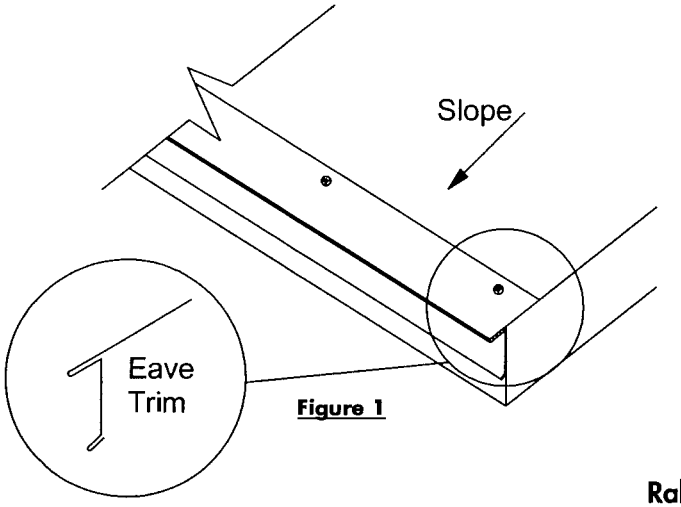


Figure 1

Notch and bend Eave Drip edge corner about an inch so that the Rake edge can be inserted snugly at the corner (see Fig. 2)

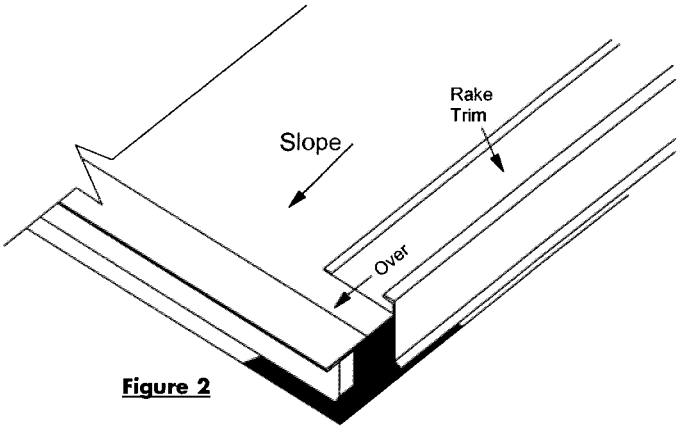


Figure 2

Rake Edge

Rake edge is to be installed over the roofing felt and screwed 12" on center (see Fig. 3).
Apply sealant over all screw heads.

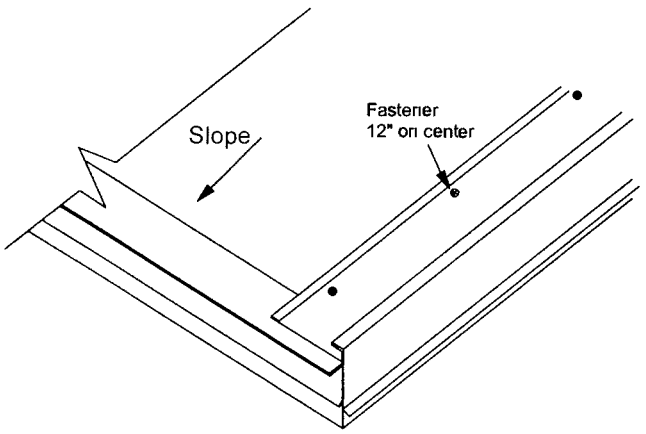


Figure 3

When installing a rake edge at the apex of a ridge, you will need to cut the inner area of the first piece to match the vertical plane at the ridge apex. Be sure to leave a tab at all lap areas. Then bend the top edge of the second piece over the ridge, laying it flush with the notched first piece. Points A and B should match (see Fig. 4).

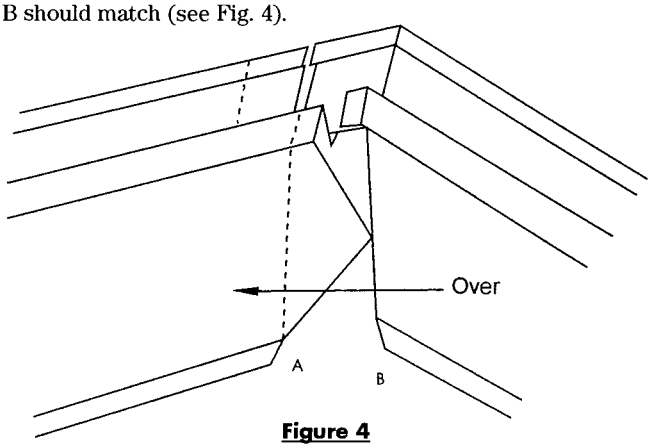


Figure 4

When connecting upper and lower sections of rake edge, cut off approximately 2" of outer drip edge at an angle, square off the exposed top surface on the lower section. Leave the main water channel intact and install under the upper uncut section. Add a sealant where the two top exposed metals meet (see Fig. 5).

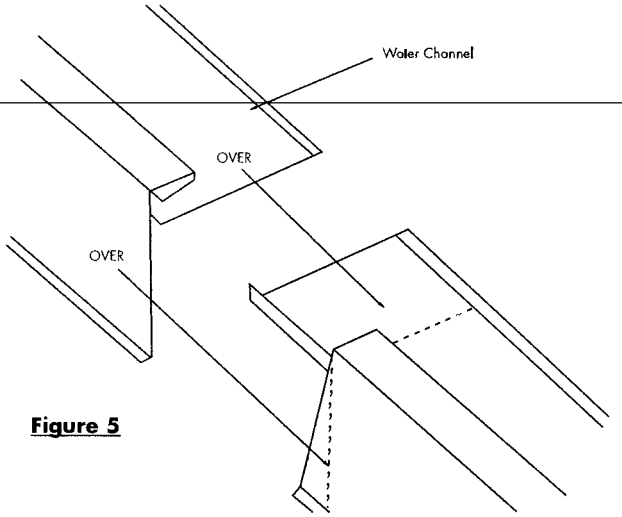


Figure 5

Sidewall Flashings

Sidewall flashing, (see fig. 6), should be applied prior to any other roof-related work, such as installing siding or counter flashing. This will minimize foot traffic once the roof panels are installed.

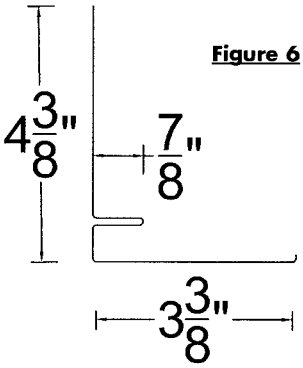
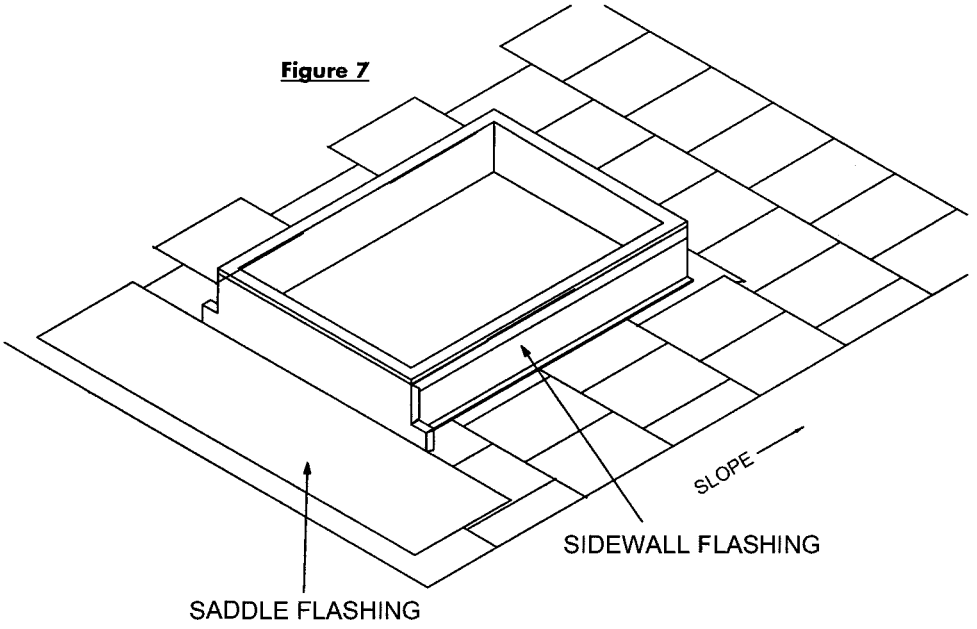


Figure 6

Chimney and Skylights

Chimney and skylight flashing installations vary. The use of a combination of endwall, sidewall, saddle and continuous cleats may be required. (see Fig. 7) If a cricket or diverter is being used, valley flashings may also be required. More detailed instructions later in this manual.

Figure 7



Continuous Cleat

For areas where shorter courses of panels, pitch changes or endwalls occur, the use of a continuous cleat will be required. Install the continuous cleat by first applying a bead of caulking or butyl tape, then screw the cleat into place with a minimum of one screw per 12" (see Fig. 8).

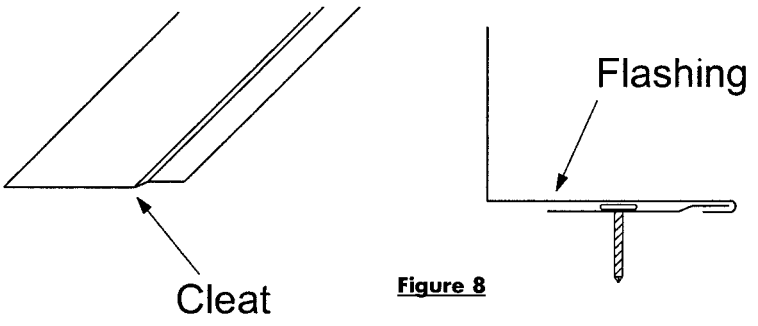


Figure 8

Valleys

The typical condition for the Vail metal shingle at a valley, consist of the shingle being hemmed and engaged onto a cleat in the valley. This can be achieved in two different ways.

1. The standard "W" valley can have a continuous offset cleat installed onto a row of butyl tape and fastened in place. (see fig. 9)
2. The "W" valley can be fabricated with a "S" lock cleat built into the valley (see fig. 10)

Figure 9

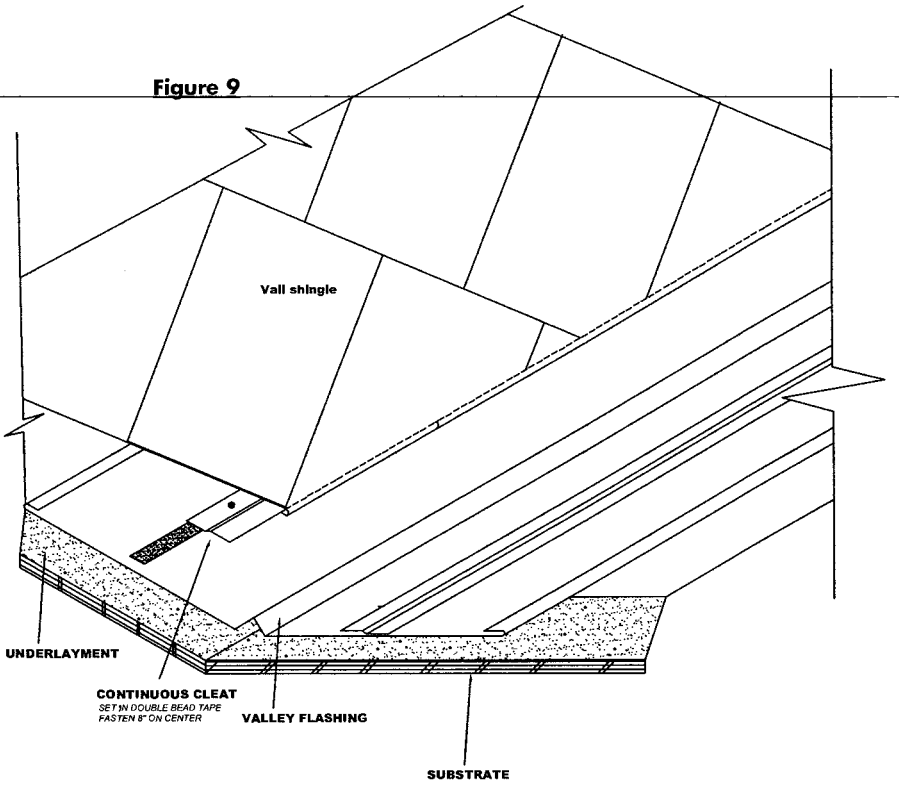
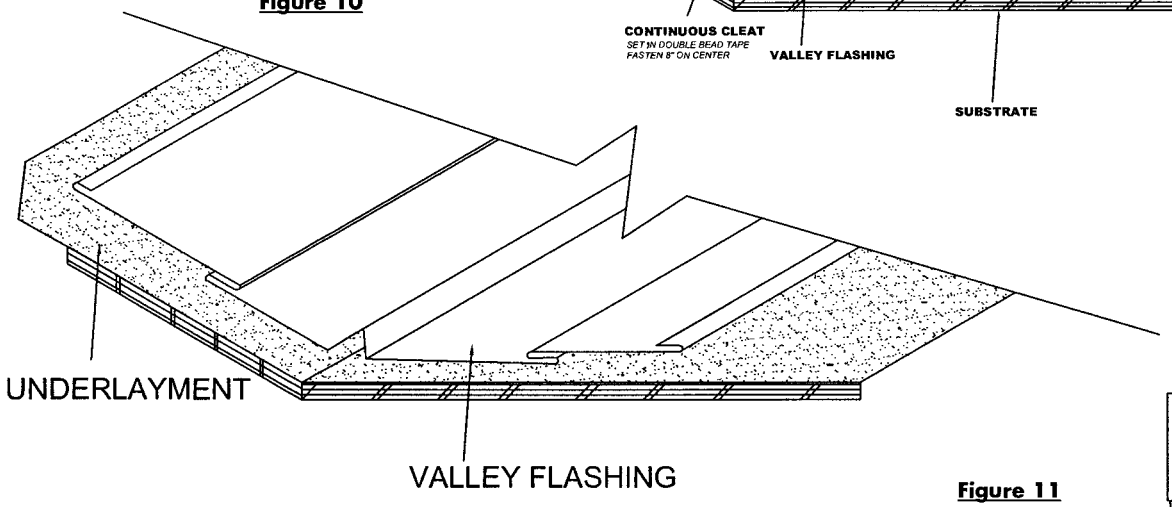


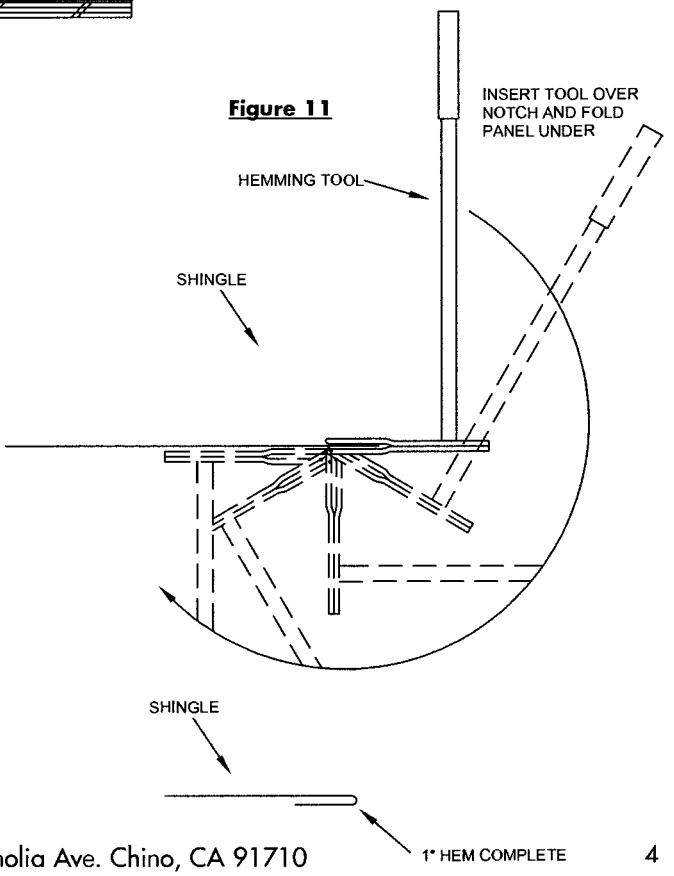
Figure 10



Center the valley flashing and attach to the roof deck using clips on both sides of the valley spaced at 18" apart. When installing valley metals where two valleys meet at an apex, use the adjacent ridge line as a reference, scribe a matching line on the first valley metal and cut allowing enough material to be lapped by the opposing valley. Cut the opposing valley panel in a miter pattern, as to align with the valley previously installed. The notched edges should match the straight line you have already cut on the other valley panel. Now install continuous cleat in butyl tape 6" from the center of the valley. Screw cleat through the butyl, 12" on center.

To install the shingles at the valley, use the edge line of the cleat as a guide, scribe a line on the shingle parallel to the cleat. This line will be the hem line for the shingle. Add one inch to the outside of this line and cut along this line. Now use a hemming tool (see Fig. 11) to turn a one inch hem onto the shingle. The shingle can now be installed, be sure to engage the hook on the lower shingle and the valley cleat. (see fig. 9)

Figure 11



Field Panels

The shingles are installed from right to left, bottom to top. The seam lines on the shingles are staggered from one course to another. To do this you will need to cut starter pieces. The first course requires no cut, the following three courses will be cut from the right side leading edge. The fifth course will be a full shingle and repeat. The cut pattern is shown in Figure 12 and will create a symmetrical effect on the roof. Save the cut pieces for use in finishing the left-hand side of the roof.

Start with a full panel, making sure the bottom cleat of the first row of panels interlocks with the drip edge. Applying slight pressure, insert the lower right-hand corner into the rake edge flashing. Insert the panel firmly, as it has a built-in guide that will determine how far you can insert the panel. After making sure that the bottom cleat has fully locked with the drip edge, apply three clips per shingle (four clips for copper shingles), and screw into place with a #10 X 1 screw (the screw should be of sufficient length to penetrate 3/4" into the sheathing thickness or through the sheathing, whichever is less).

NOTE: *Miami-Dade Co. requirements are 3 clips per steel panel, 4 clips per copper panel.* If installing VAIL Majestic Copper, be sure to use stainless screws, copper clips and copper flashings only. Do not apply clip over doubled area of the panel (see fig.13). Proceed to install remaining starter pieces in the same fashion. Be sure the bottom cleat fully locks with the upper cleat of the panel below.

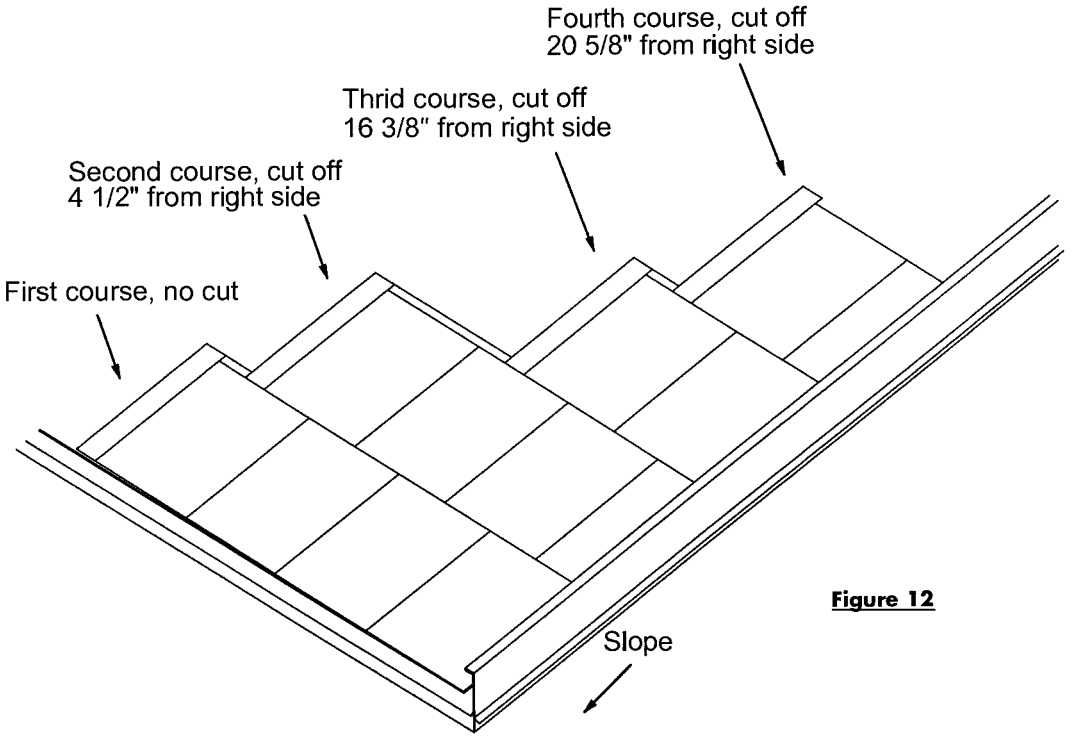


Figure 12

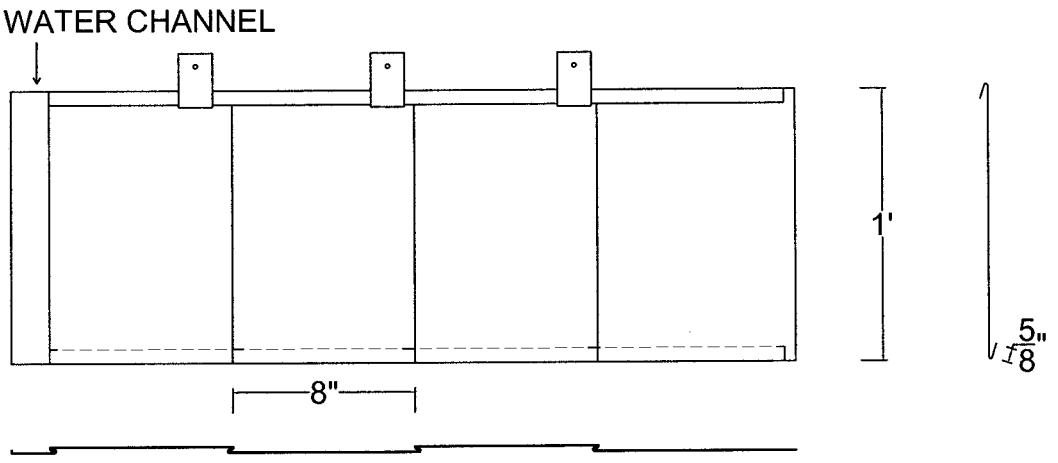


Figure 13

NOTE: *requirements are 3 clips per steel shingle, 4 clips per Copper and Aluminum shingle*

Pipes and Vents

When a roof has a pipe penetration, install pipe flashing as you would in a shingle-type application. Cut a hole in the panel slightly larger than the pipe and slip the panel over the pipe. Place the flashing over the pipe and on top of the panel and fasten into place. Add a bead of high-grade urethane or butyl sealant to the panel prior to installing the flashing (see Fig. 14).

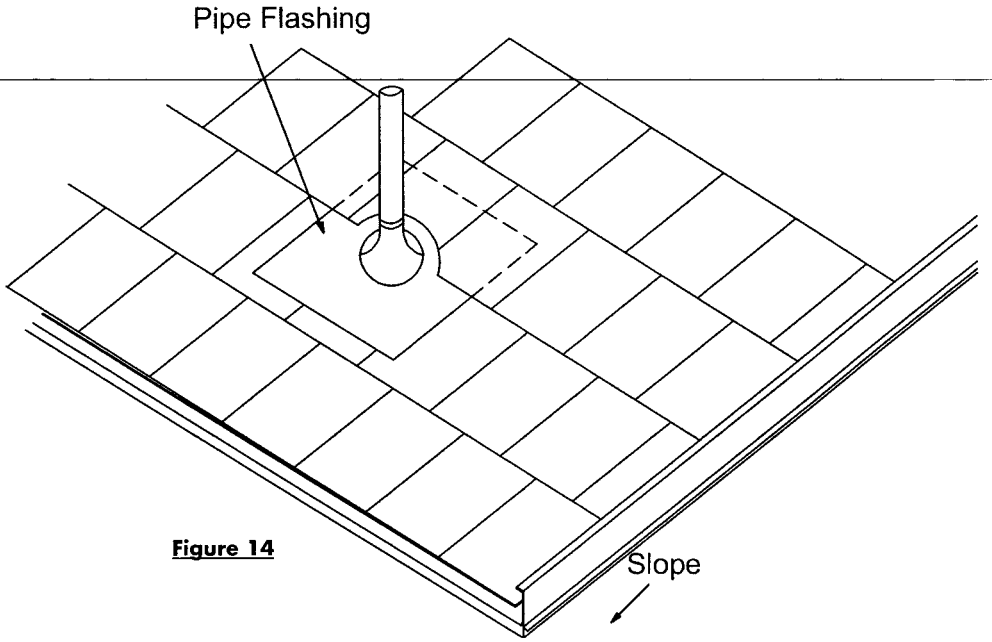


Figure 14

Endwall or Pitch Change Flashing

When panels terminate at an endwall or pitch change, cut and install panels to within 1/2" of the wall. If the full panel can't be attached with the clips provided, it is necessary to screw the panel with a minimum of three screws spaced evenly within 1" of the top of the panel. Install a continuous cleat the necessary distance to provide an interlock for the headwall flashing piece. The headwall sheet is then screwed into place as to show no exposed fasteners (see Fig. 15).

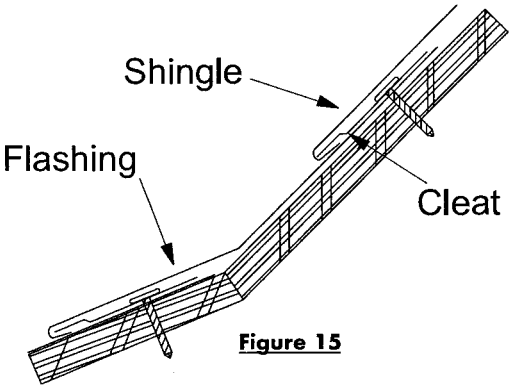


Figure 15

Ridge Caps

At both hip and ridge locations, panels will be cut back from the ridge lines a maximum of 2". Install a 6" wide strip of high temperature self-adhering roofing underlayment over the ridge shingles. The first ridge piece, may be installed by securing with rivets (two on each side) at the outer rake edge or with a ridge cleat (see Fig. 16). The first ridge piece is engaged onto the cleat and secured at the rear with one clip on either side of the ridge. Clips interlock with the built-in cleat on each ridge piece. Each additional ridge piece then interlocks with the previously installed ridge piece and is attached with two clips. The last piece installed is to be fastened with two rivets on either side of the ridge. The coverage width for each side of the ridge piece is 5-1/2".

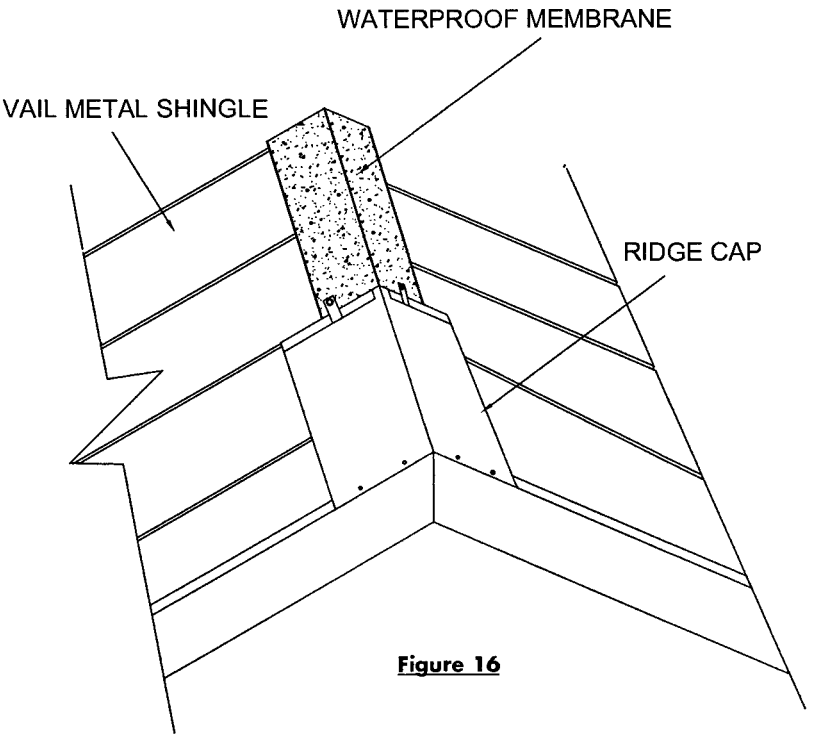


Figure 16

Hip Caps

Put first hip cap in place, approximately 3/4" past hip's lowest point. Scribe a line on the hip piece to match the eave lines on both sides. Cut away the excess 3/4" below the scribed line. Fold the bottom metal back under to form a modified hem that will interlock over the field pieces and the eave drip edge. Secure in place with two clips at the top of the hip cap (see Fig. 17).

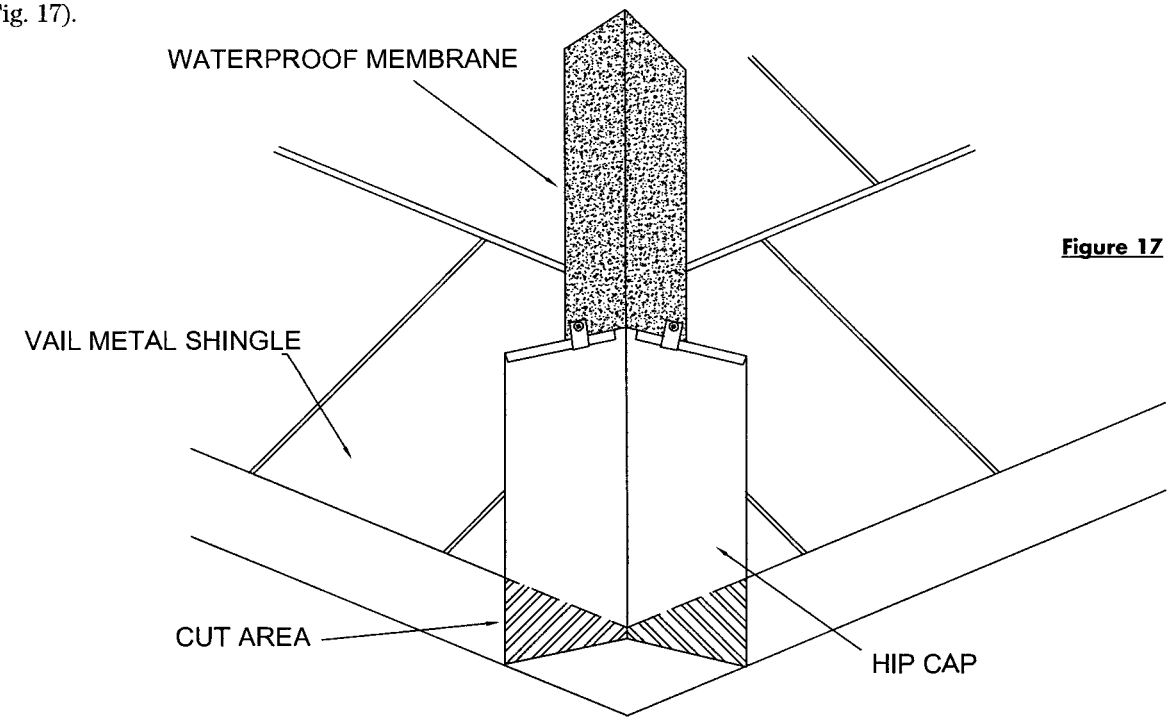


Figure 17

Peak Flashings

Install peak flashings similar to endwall or pitch break flashing. Install a continuous cleat at the proper location to allow the peak flashing to lock onto the front edge. (see Fig. 18)

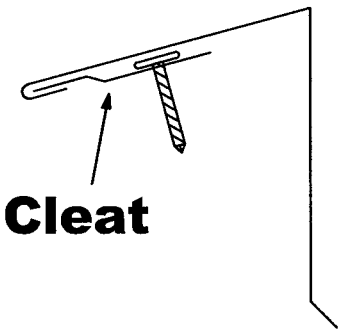


Figure 18

Typical Fireplace Installation for VAIL Metal Shingle

Install shingles up to the fireplace to within one inch, cut as needed (see Fig. 19). Endwall metal is to be installed at the front of the chimney, over the field panels, using continuous cleat to hold front edge of flashing. Wrap both corners of the endwall metal around the fireplace (see Fig. 20).

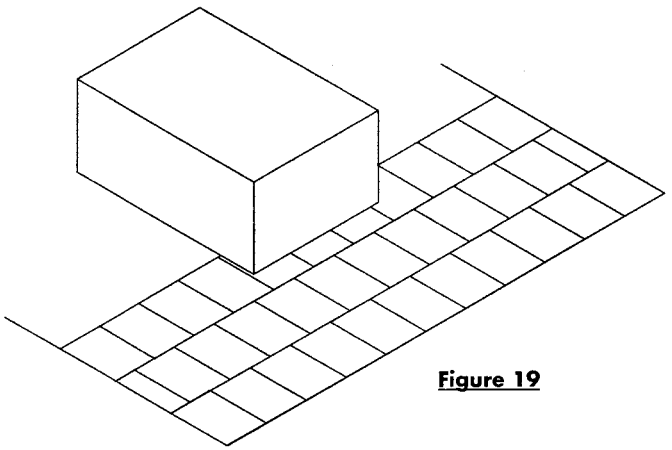


Figure 19

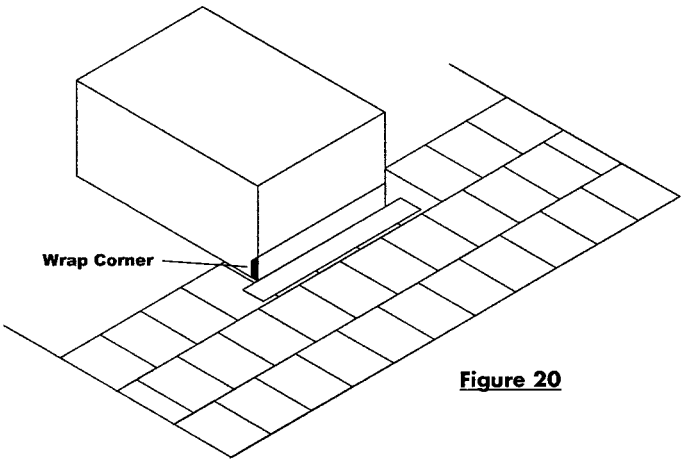


Figure 20

Sidewall metal is to be installed on both sides of the chimney and over the installed field panels at the bottom of the chimney. Wrap the top leading edge. Extend the sidewall pan a minimum 6" past the back of the chimney (see Fig. 21). Proceed to install the field panels into the sidewall metal receiver (see Fig. 22).

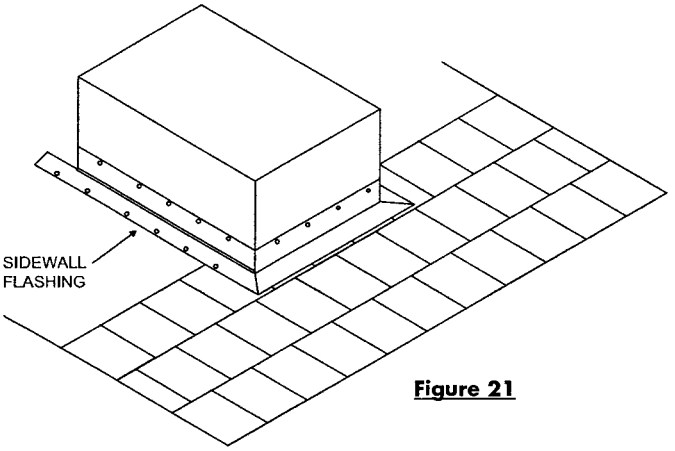


Figure 21

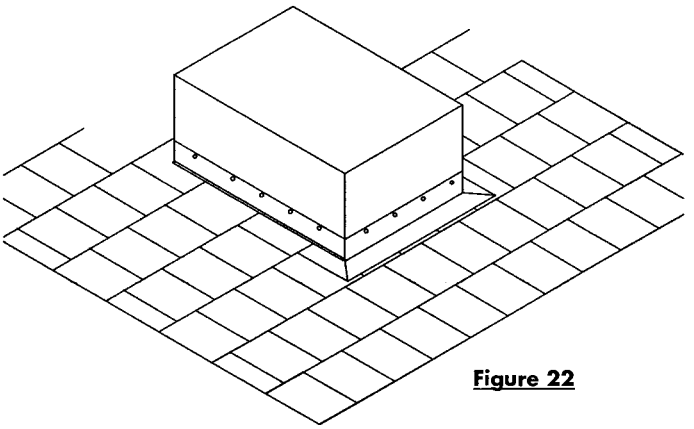


Figure 22

Using flat metal stock, create a metal-formed saddle for the top roof edge of the chimney. Install over the sidewall metal and shingles, seal with a high-grade sealant where the two metals lap over each other. Extend the saddle approximately 3" over the sidewall metal (see Fig. 23).

Install a length of continuous cleat on the saddle flashing. Align the front edge of the cleat with the hook edge of the shingles adjacent to it. Place a bead of sealant between the cleat and the saddle and fasten into place. (see Fig. 24) Continue to lay shingles as before.

Figure 23

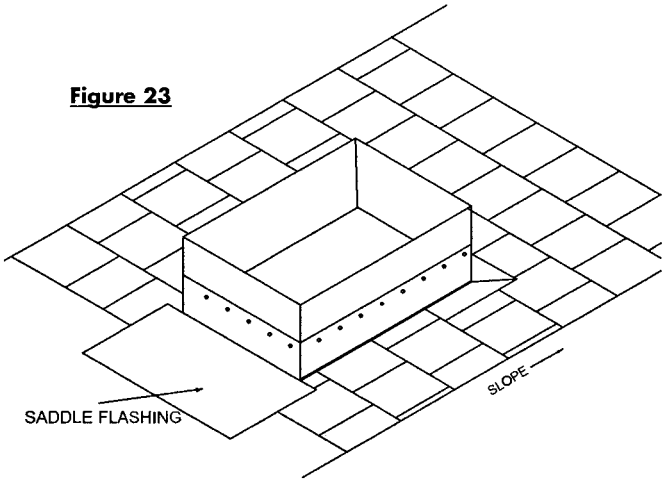
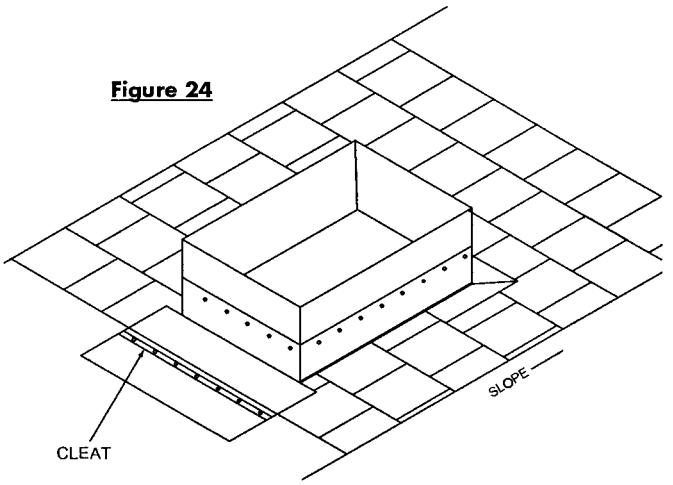


Figure 24



Steep-Pitched Roofs

Standard roof jacks and toe boards can be installed as a means of safety and for the ease of installation.

- Make a cut at the top of the field panel hem, approximately 3-1/2" long. Fold back toward the roof.
- Install the roof jack, with padding on the bottom portion, to protect the roof.
- Continue to install the roof system over the installed toe-board jack.
- When the installation is completed, remove the toe-board and slide the toe-board jack out of its position and seal the slot with a high-grade sealant. Fig. 29

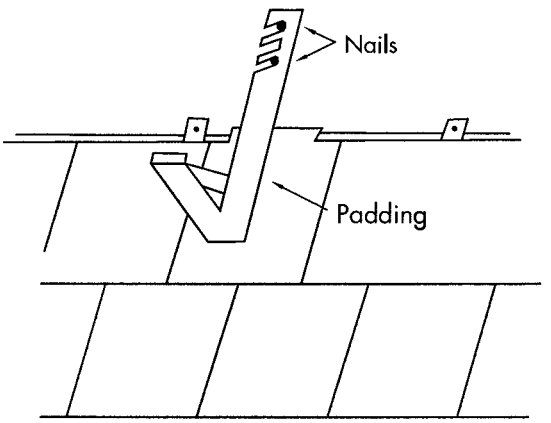


Figure 25

Packaging

Panels	13 panels per box; 3 boxes per square
Hip and Ridge	10 pieces per bundle
Trim Flashings	Based on order
Installation Clips	1000 per box; 1 box installs approximately 8 squares

We hope this manual is helpful to you with the installation of Vail Metal Shingle. This manual is intended to provide the basic procedures for installing the Vail roofing system. You may experience some specific conditions not addressed in this manual. If you have any questions or need assistance call your local representative.

Custom-Bilt Metals assumes no responsibility for any problems which may arise from improper installation. Custom-Bilt Metals assumes no responsibility for any personal injury or property damage that may occur with this products use.

All information, description, and dimensions in this manual are current at the time of printing. As always Custom-Bilt Metals, in an effort to improve our product line, reserves the right to make changes with products, details or designs, as necessary without notice and incurring no obligation. Please contact your local C.B.M. Sales Representative for the most current information, or visit our web site at **www.custombiltmetals.com**

Custom-Bilt Metals
13950 Magnolia Ave.
Chino, CA 91710
800-886-2458

Custom-Bilt Metals
7850 S. 196th
Kent, WA. 98032
(253) 872-7330

Custom-Bilt Metals
7433 N. Leadbetter Rd.
Portland, OR 97203
800-228-3143

Custom-Bilt Metals
4625 W. McDowell Rd #110
Phoenix, AZ 85035
800-737-9030

Custom-Bilt Metals
1347 Shore St.
West Sacramento, CA 95691
800-675-5111

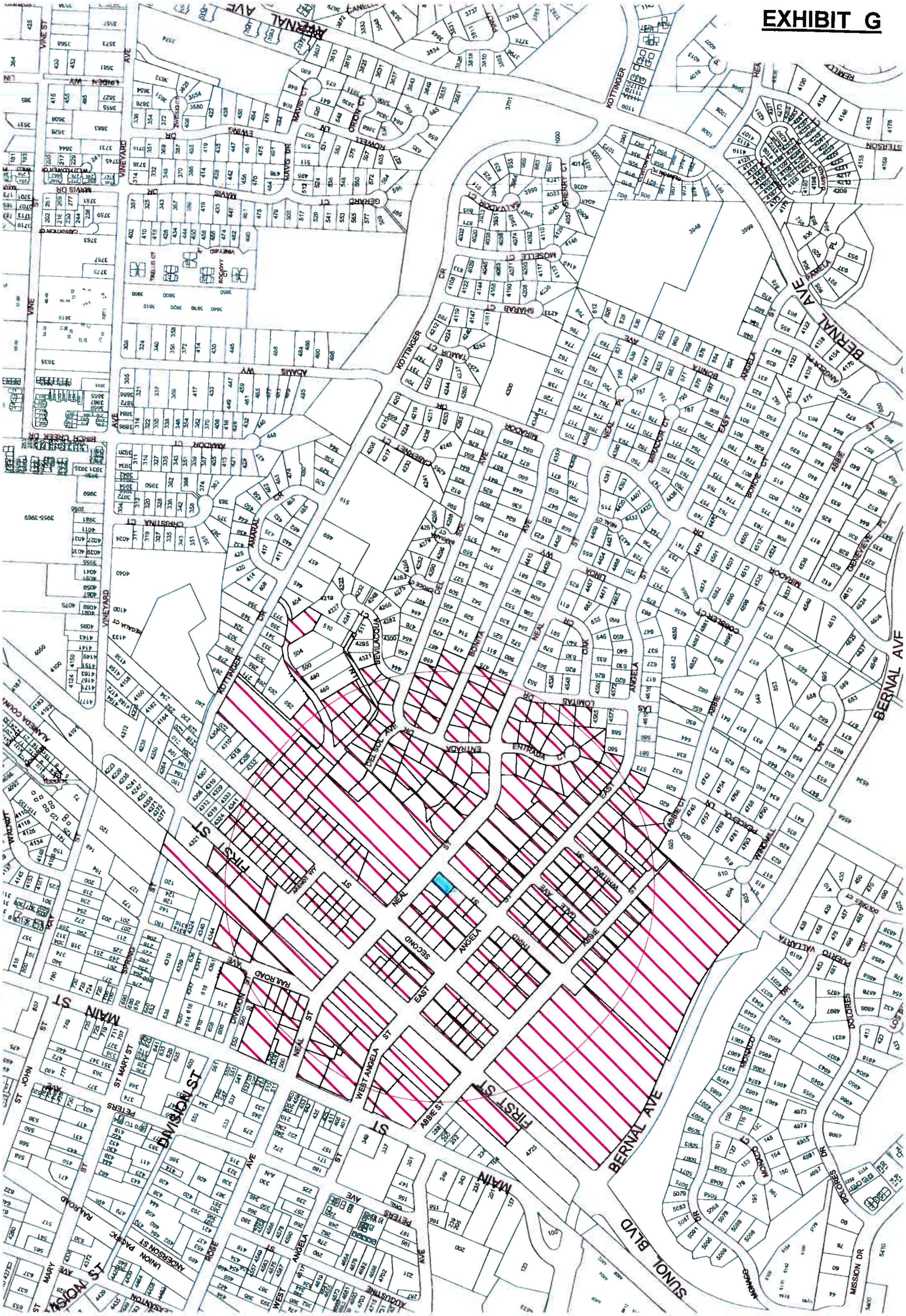
Custom-Bilt Metals
5 Sand Island Access Rd.
Honolulu, HI 96819
808-845-1806

Custom-Bilt Metals
300 Jefferson Hwy
Building 11, Suite 1101
New Orleans, LA 70123
800-627-8040

Custom-Bilt Metals
North 812 Madelia
Spokane, WA 99202
800-249-7372

EXHIBIT G

NOTICING MAP - 221 NEAL STREET



LOCATION MAP - 221 NEAL STREET

EXHIBIT H

Natalie Amos

From:
Sent: Monday, November 29, 2010 12:10 PM
To: Natalie Amos
Subject: Havery Roof at neal street

Dear Planning Commisioner:

My name is Finlay Boag and I live at 4558 Second street. The rear of my house looks directly on to the roof of the Harvey 's house now under construction on Neal street. I understand that the approved plans were for a metal shingle roof and now Mr. Harvey would like to put in a metal seam roof. It is my opinion that a metal shingle roof is in character with our historic neighborhood. Therefore, I hope Mr. Harvey builds the roof as it was originally approved.

Thank you for your consideration.

Finlay Boag

Natalie Amos

From: Kathi Meier
Sent: Monday, November 29, 2010 1:07 PM
To: Maria Hoey; Natalie Amos
Subject: Harvey Roof, 221 Neal Street; 2 questions.

Good Day,
I received the notice by mail regarding the change of the roofing materials on the Harvey Roof, 221 Neal Street, PDR 932.

Prior to viewing the plan, it appears to violate several of the Downtown Design Guidelines (May 2006) (http://www.ci.pleasanton.ca.us/pdf/plan-downtown-guidelines.pdf) , page 36/ Roofline-item#1; page 37/ Architectural Detils-item#5, page 40/First, Second and Third Streets-item#3.

Does the planning and zoning deparments employ these guidelines in the approval process?
Is there a chance for me or other neighbors to review this plan before attending the hearing on Dec 8?

Kathryn Meier
Resident, Owner

Natalie Amos

From: Maria Hoey
Sent: Monday, November 29, 2010 2:00 PM
To:

Cc: Natalie Amos
Subject: FW: PLANNING COMMISSION MEETING, DEC. 8, HARVEY ROOF

From:
Sent: Monday, November 29, 2010 10:23 AM
To: Maria Hoey
Cc:
Subject: PLANNING COMMISSION MEETING, DEC. 8, HARVEY ROOF

To all of our Planning Commission Members,

We request that you deny the petition of Jon Harvey, PDR 932, to change the roofing material on his home on Neal Street. The home is now under construction across the street from our home at 303 Neal Street. Two years ago, the Harvey family submitted plans for a large, modern home. Some neighbors, including us, were not happy about the appearance and the materials to be used, but after some compromises were reached, everything was approved by the Planning Department, and we accepted the home as an addition to the area. NOW, Jon Harvey wants to go back to his original request for a seamed metal roof, instead of the metal shingles that were approved by Brian Dolan and the neighbors.

Please refer to the Downtown Specific Plan, considered planning policy by the City of Pleasanton, page 67, number 5. There are many other references to building materials, designs and elements throughout this book, but all commonly call for new and restored buildings to remain within the existing character of the neighborhood. A standing seam metal roof is industrial and commercial looking, used on IHop, Wendy's, Quality INN, and many, many other fast food restaurants and businesses in Dublin. THIS IS UNACCEPTABLE MATERIAL FOR PLEASANTON'S HERITAGE NEIGHBORHOOD. A state building inspector has told us that this material is noisy, glaring and should not be used in a closely built residential setting.

Please refer to the Downtown Design Guidelines, pages 36,37 and 40. This book is used by the Pleasanton Planning Department to ensure that new buildings and remodels are of high quality and complement the existing built environment.

Please call us at , before the meeting. We would love for you to come over to our home and see this project from our point of view. This is VERY important, as it could set a very bad precedent for other homes to be built in our area. Six new homes and large remodels are in the works at this very minute.

Thank you so much for your attention to this matter.

Bonnie and Fred Krichbaum

PHONE CALL

FOR _____ DATE 11/30/10 TIME 5:13 A.M. P.M.

M KATHY PARU

OF _____ T

PHONE ☐ FAX ☐ MOBILE _____ (AREA CODE) (NUMBER) (EXTENSION)

MESSAGE NOT IN FAVOR OF ROOF CHANGE. NOT APPROPRIATE FOR HISTORIC NEIGHBORHOOD. COMMERCIAL APPEARENCE.

SIGNED * RETURNED CALL - (L) MESSAGE

- ☐ PHONED
- ☐ RETURNED YOUR CALL
- ☐ PLEASE CALL
- ☐ WILL CALL AGAIN
- ☐ CAME TO SEE YOU
- ☐ WANTS TO SEE YOU

TOPS FORM 4003

Natalie Amos

From: Betty Nostrand
Sent: Wednesday, December 01, 2010 1:37 PM
To: Natalie Amos; Maria Hoey; Krichbaumf
Subject: Metal Roof on Harvey house at 221 Neal St.

As nearby property owners, we have received notice from the city that there is an application pending from Mr. Harvey to switch back from the approved metal shingle roof to his original plan calling for a standing seam metal roof. The home is currently under construction at 221 Neal St.

We are not sure why the planning commission is reconsidering this. It is our understanding that a compromise was reached between Mr. Harvey and concerned neighbors two years ago whereby the standing seam system would be replaced by more compatible metal shingles. Since a building permit has since been issued incorporating the shingle roof, on what basis does Mr. Harvey now ask for a standing seam system?

The arguments against this type of roof remain unchanged. The Downtown Design Guidelines clearly state that all materials be consistent with the neighborhood. A standing seam roof would be a glaring departure from the architectural style of our many heritage homes along First, Second, and Third streets, and on lower Abbie, Angela, and Neal Streets. A metal roof could set a bad precedent for home construction anywhere in the city.

We are very familiar with the standing seam metal roof. We have a second home in the Colorado Rockies. We installed a metal roof when we constructed our log cabin, primarily to divert the heavy winter snow loads. This is a common practice in the mountains, as it offers the most practical, cost efficient and durable option in difficult weather conditions. The downsides with our roof are that at certain sun angles there is a pronounced glare, and the baked enamel finish fades in color over time.

We all try very hard to maintain the integrity of our heritage "Old Town" neighborhood. A standing seam metal roof, in our opinion, would be inappropriate.

Neil Nostrand

Natalie Amos

From: Michelle Bouchard
Sent: Thursday, December 02, 2010 4:24 PM
To: Natalie Amos
Subject: 221 Neal Street Roof

Re: Harvey Residence, PDR-932

We have reviewed the two roofs proposed for the home at 221 Neal St and am in favor of the standing seam metal roof, as it will enhance the appearance of this beautiful new home. As long as the color shade remains similar to it was on its original approval, it certainly won't impact the neighborhood.

We have lived in Pleasanton for more than 15 years now, and have owned several homes downtown. We look forward to seeing more projects like this well-planned home.

Thank you,

John and Michelle Bouchard

Natalie Amos

From: Valarie
Sent: Thursday, December 02, 2010 6:57 PM
To: Natalie Amos; '"mhoey@ci.pleasanton.ca.us."'@rly17h.srv.mailcontrol.com
Cc: curtgordon@comcast.net
Subject: steel roof for Harvey residence

Dear City Planners,

We were unable to attend the planning meeting yesterday, however would like to express are deep concern with the questionable " commercial grade" seam steel roof material which is being requested by the Harvey family for their home on Neal Street. The seam metal roof does not match with the historic look and feeling of the surrounding neighborhood.

We have lived in Pleasanton for 25 years, and moved across town two years ago to Heritage Lane, paying a premium for the unique, and charming downtown neighborhood with the majestic, historic homes and tree lined streets.

We would appreciate your consideration to adhere with the original plan which we understand was approved prior to the Harvey's purchasing the property.

Please feel free to contact me for further discussion. Thank you for allowing the downtown to remain a historic and charming neighborhood.

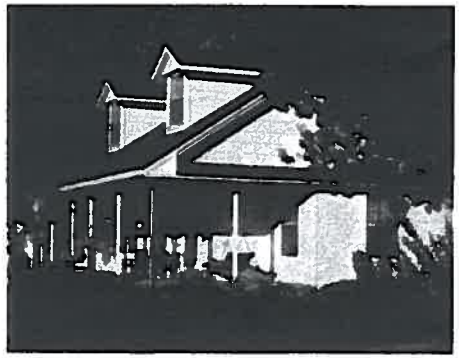
Sincerely,

Valarie Gordon

Pleasanton, CA 94566

Building Elements

Regardless of architectural style, all homes have common elements:



Roofline

What sets neighborhoods apart from commercial districts is the characteristic peaks and slopes of residential buildings.

- Mirror roof form (hip, gables, shed), slope, and material of original home in additions. New homes should use roof forms and materials of similarly styled homes in the neighborhood.
- In additions, match roof trim, eave design, gutters, and down spouts of the original home.
- Coordinate roof material with the architectural style of the house, i.e., tile roofs on Spanish or Mediterranean style homes.

Materials

- Install the highest quality materials.
- Use materials appropriate to the architectural style of the home: stucco for bungalows and Spanish or Mediterranean homes, horizontal wood siding for Victorians, etc.
- Use natural exterior materials. Fake stone, rough-hewn wood or plywood, metal, or plastic should not be used as exterior siding. Use of green construction materials is encouraged.
- Simulated materials may be used if determined to have an authentic appearance.
- Commercial or industrial materials are not appropriate in residential areas.

Windows

Windows are the eyes of the house and the eyes on the street. They determine the character of the home, inside and out.

- The shape, materials and placement of windows should be appropriate to the architectural style. Various architectural styles require different window details. For example, windows on stucco exteriors must be recessed. For wood clad exteriors, windows do not need to be recessed provided there is substantial trim separating the windows from the wall and have window sills that cast a shadow on the wall.
- Do not use thin profile aluminum or plastic windows or dark glazing. If used, simulated mullions must appear real and be on both sides of the glass.
- Whenever possible, maintain and repair original windows. If replacement is necessary, replacement windows conforming to the style of the building are recommended.

EXHIBIT I

HISTORIC PRESERVATION GOAL

The primary Specific Plan goal for historic preservation is to provide for the protection and enhancement of the historic and "small town" character of the Downtown Plan Area.

HISTORIC PRESERVATION OBJECTIVES

1. To complete a thorough inventory of the Plan Area's historic resources, implement a program of designating such resources, and take the necessary measures to protect and preserve them through a historic preservation ordinance.
2. To prevent the demolition of appropriately-designated historic resources which can otherwise reasonably be preserved.
3. To ensure that the design of new buildings and modifications to existing heritage buildings and heritage neighborhoods are compatible with the Downtown's traditional design character and scale.
4. To implement a comprehensive system of incentives to assist in the preservation of the Plan Area's historic resources.

HISTORIC PRESERVATION POLICIES AND PROGRAMS

Major attention is given throughout this Specific Plan to the preservation and enjoyment of historic resources (i.e., land use, design and beautification, circulation, and economic vitality). The primary purpose of this Chapter is to provide specific standards and incentives for historic preservation. In addition, a major focus of the Specific Plan process was to provide guidance for the preparation of the City's proposed Historic Preservation Ordinance. This Ordinance is intended to enable the formation of a new City process to facilitate the identification, designation, and preservation of major historic resources throughout the Plan Area as well as the remainder of the City.

The following policies and programs constitute the action plan to implement the historic preservation goal and objectives outlined above.

MODIFICATIONS TO HISTORIC BUILDINGS

Preservation of the Plan Area's historic character will generally rely upon protecting historic buildings from demolition and minimizing exterior changes to original architectural features whenever feasible. In addition, modifications to these buildings will need to closely reflect the existing architecture, and the construction of new ones in historic areas will need to be consistent with the Downtown's traditional design character and scale. This will require greater focus on these items in the future.

1. Identify all properties with buildings older than 50 years on a list to be updated every two years by the City.
2. Require the completion of the State of California Department of Parks and Recreation Survey Form-523 to develop and document a statement of historic significance prior to the issuance of demolition permits for any historic resource older than 50 years. Evaluate these properties using the State of California criteria for the California Register of Historic Resources.
3. Prohibit the demolition of any building found to be historically significant with regard to the California Register criteria unless such building is determined by the Chief Building Official to be unsafe or dangerous, and if no other reasonable means of rehabilitation or relocation can be achieved. A 45-day public notification period shall be implemented for buildings proposed to be demolished which do not pose an immediate safety hazard in order to assess alternatives and give the public an opportunity to make proposals for rehabilitation or relocation.
4. Prohibit the demolition of primary buildings located in the Ray Street/Spring Street Neighborhood unless such buildings are considered to be unsafe or dangerous and if no other feasible means of rehabilitation can be achieved. These buildings may be retained in residential use or may be converted to another permitted or conditionally-permitted use as long as the primary building's exterior is preserved.
5. New building design, including the design of replacement buildings for buildings older than 50 years which are approved for demolition, should draw upon the primary exterior features of the Downtown's traditional design character in terms of architectural style and materials, colors, details of construction, height, floor area, bulk, massing, and setbacks. These building elements should be consistent with those elements of buildings in the immediate neighborhood, and the design of new/replacement buildings should not represent a significant departure from the existing neighborhood character. Buildings should be designed to reflect, but not necessarily replicate, the architectural time period they represent.