

## Planning Commission Staff Report

September 10, 2008  
Item 5.a.

**SUBJECT:** PDR-793

**APPLICANT/  
OWNER:** Jeff and Megan Tarpley

**PURPOSE:** Application for design review approval to construct an approximately 4,087-square-foot two-story single-family home on an approximately 24,212-square-foot site.

**GENERAL  
PLAN:** North Sycamore Specific Plan – Low Density Residential (< 2.0 du/ac)

**ZONING:** PUD - LDR (Planned Unit Development – Low Density Residential) District.

**LOCATION:** 6035 Sycamore Terrace (Lot 4 of PUD-42).

**ATTACHMENTS:**

1. Exhibit A, dated “Received July 31, 2008”, including Building Elevations, Floor Plans, Roof Plan, and Sections; Grading and Drainage Plan; Green Points; Hardscape Plan, Irrigation Plan, Landscape Plan, and Lighting Plan; and Site Plan.
2. Exhibit B, Draft Conditions of Approval, dated September 10, 2008.
3. Exhibit C, Location Map.
4. Exhibit D, Noticing Map.
5. Exhibit E, Bach Parcel Final Development Standards and Guidelines

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### I. BACKGROUND

The applicants, Jeff and Megan Tarpley, propose to construct their approximately 4,087-square-foot, two-story home on a 24,212-square-foot (0.56-acre) site in the Sycamore Terrace development off the north side of Sycamore Creek Road. This will be the last vacant site of PUD-42 to be developed.

On March 15, 2005, the City Council introduced Ordinance 1914 approving PUD-42, which covers the subject property. The location and grade elevation of this site, Lot 4 of PUD-42, concerned the Ferreira family on its north side regarding their views to the south. The City Council established a series of lot-specific development standards and design guidelines

on this site to minimize the impacts of development to adjoining neighbors including a maximum building height of 27 feet, a minimum 45-foot setback from the north property line, and the front of the home shall face the south/southeast property line of Lot 4.

## II. SUBJECT PROPERTY

Figure 1, below, is an aerial photograph/location map of the site and surrounding area.

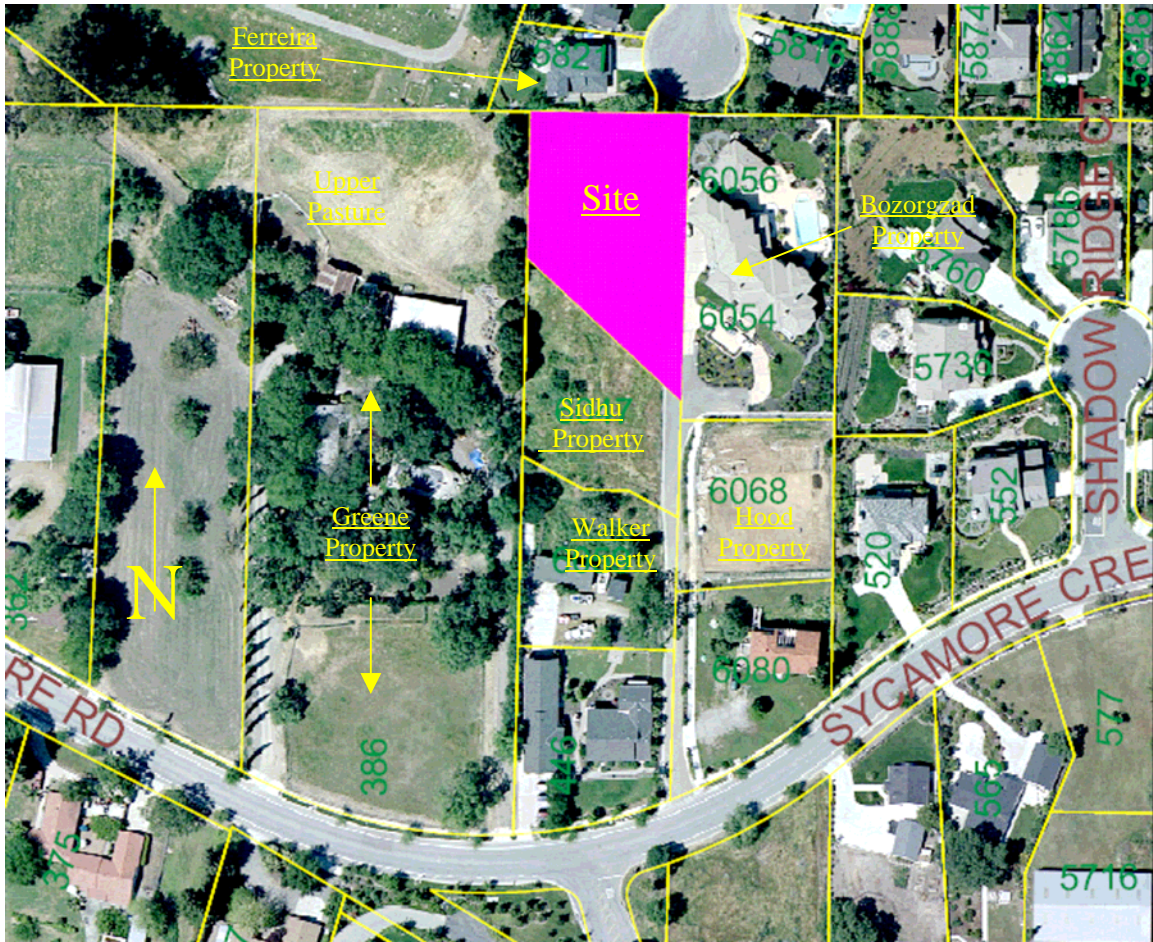


Figure 1: Aerial Photograph/Location Map of the Site and Surrounding Properties

The subject property is a vacant site surrounded by vacant and developed residential properties. Access to the site is from Sycamore Terrace, a private street connecting to Sycamore Creek Way. The site is graded with a flat pad area. From the pad, the site slopes downward on its west and south sides to the adjoining Greene and Sidhu properties, respectively, and upward on its north side to the Ferrara property.

Figures 2 through 6 on the following pages are photographs of the surrounding properties. Additional photographs of the site with the story pole installation are in the **Building Design** sub-section of the staff report.



**Figure 2: From the southeast corner of the site looking towards the Ferreira property, story poles, and the public sidewalk from Sycamore Terrace to San Carlos Way.**



**Figure 3: Close-up view of the Ferreira property and home.**



**Figure 4: From the northwest corner of the site, looking along the west property line towards the Sidhu property. The Greene property is to the right.**



**Figure 5: Close up view of the Greene property upper pasture and buildings.**



**Figure 6: From the south property line looking towards to the Sidhu property and story poles on the Sidhu property.**

### **III. PROJECT DESCRIPTION**

The applicants' proposal implements the design standards of PUD-42 for this site and includes the following:

- An approximately 4,087-square-foot, two-story home would be constructed on the site with an attached three-car garage. The majority of the floor area is contained within the building's first-floor. The second floor is limited to a 455-square-foot play room located over the garage.
- Three guest parking spaces would be provided on the driveway apron.
- The proposed building height is 27 feet.
- The project has been designed with 56 estimated 'LEED' points exceeding the City's minimum 50-point requirement.
- Landscaping will feature drought-tolerant plant species reducing water consumption.

The proposed building design follows a traditional "suburban ranch" architectural style. Colors and building materials would include dark brown hardiplank siding with dark grey

concrete roof tiles. A medium beige color would be used for the building trim. A materials/colors board will be provided to the Planning Commission.

#### IV. DISCUSSION

##### Site Design and Development Standards

The site was graded with the subdivision, resulting in relatively large slope banks on the north, west, and south sides. The building pad on this site is located closer to the east and south property lines and, therefore, farther away from the Greene and Ferrara properties.

The design and siting of the proposed home is governed by the site-specific development standards of the PUD development plan. Figure 7, below, compares the proposed development standards to the required by the PUD development plan.

**Figure 7: Comparison of the Proposed Development Standards to the Development Standards of PUD-42**

	Requirement	Proposal <sup>3</sup>
<b>Front Yard Setback:</b>	25 feet	25 feet to 30 feet.
<b>North Side Yard Setback<sup>1</sup>:</b>	45 feet from the north property line.	45 feet at the northernmost corner of the house.
<b>South Side Yard Setback:</b>	15 feet from the south property line.	16 feet to 22 feet.
<b>Rear Yard Setback:</b>	30 feet from the west property line.	30 feet to 43 feet.
<b>Maximum Building Height</b>	27 feet for a two-story house, measured from grade to the highest ridge.	27 feet as conditioned to allow for the top-cap of the roof tile.
<b>Floor Area Ratio<sup>2</sup>:</b>	30% of 24,212 square feet not to exceed 5,500 square feet. Up to 600 square feet of garage floor area is exempt from the floor area calculation.	17.9% for 4,087 square feet of building floor area, 109 square feet of upper floor storage area, and 146 square feet of non-exempt garage floor area equaling 4,342 square feet.

<sup>1</sup> For this site, there shall be a minimum 45-foot setback from the north property line.

<sup>2</sup> 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 calculation.

<sup>3</sup> Staff used the bar scale on the site plan to measure the setback dimensions.

As shown in Table 7, the proposal conforms to the applicable development standards established by PUD-42 for this site. Additionally, the proposed home is designed with the front door and garage facing the south/southwest property lines as required by the design guidelines and development plan.

##### Building Design

The proposed building design implements the development's design guidelines. A summary follows:

- A 6:12 roof pitch is used.

- The proposed design compliments the designs of the existing and recently approved homes on Sycamore Terrace and works with these structures' designs to achieve an eclectic mix of design styles.
- The second-story portion of the proposed house faces the south property line; single-story portions face the site's west property line – Greene, north property line – Ferreira, and east property line – Bozorgzad.
- The front building elevation, garage, and entrance face the south/southeast property line.
- The proposed roof and building wall colors emphasize dark warm tones minimizing reflectivity.

Building heights and façades are nicely articulated and varied. Wall façades are detailed and textured with hardiplank horizontal board siding, stone wainscots, wood door and window trim. Additional trim elements include semi-divided light windows. Roof elements, trim detailing, and window/door detailing are continued from the front elevation to the side and rear building elevations. In staff's opinion, the applicant has achieved a "four-sided" architectural design concept for the proposed structure.

### **View Analyses**

Prior to submitting the proposed design, the applicants installed story poles defining the southwest to northeast ridge of the proposed home and a portion of the outline of the western- and northern-facing building walls. Staff considers the story poles – a three dimensional model of the proposed home – to fulfill the PUD recommendation of view analyses or sight lines to determine the impact if any to the Greene property from these properties. Figures 8 through 11, on the following pages, are photographs of the story pole installation.



**Figure 8: Story pole installation and the Ferrara property.**



**Figure 9: Looking through the north side of the home towards the Bozorgzad and Hood properties.**





**Figure 10: Close-up of the story pole installation from the northwest corner of the site.**



**Figure 11: Looking through the east end of the home towards the Green property.**

### **Lighting**

Staff has conditioned the site development to shield all exterior lighting including landscape lighting directing it downward and away from the property lines so as not to shine onto adjoining properties, and to only use low luminosity accent lighting. Staff will review a lighting plan with the building permit to verify the implementation of these requirements. The applicants concur with this requirement.

### **Landscaping**

The proposed landscape plan is composed primarily of native species for planting as a water efficient landscape concept. The proposed non-native species are drought tolerant. The proposed plan was reviewed and accepted by the City's landscape architect and is consistent with the development standards adopted.

Staff has conditioned the installation of a combination of 15-gallon and 24-inch box size evergreen trees on the slope banks facing the west and south sides of the property to buffer the appearance of the proposed home. The applicants concur with this requirement.

### **Grading, Drainage, and Urban Storm water Runoff**

The proposed dwelling would be located on the existing, flat portion of the site thereby minimizing grading. The elevations of portions of the building's first floor would be lower than the grade elevation of the east property line.

Staff has conditioned the installation of a bio-retention swale along the west and/or south sides of the site to pretreat the storm water runoff before entering Sycamore Creek. Storm water runoff from the structure and driveway would be conveyed to the swale and from the swale to the concrete "V"-ditch beginning at the southwest corner of the site installed with the subdivision and then to Sycamore Creek. The storm water runoff measures will be reviewed in detail when the building permit plans are reviewed. Staff anticipates the runoff from landscape irrigation would be negligible based upon the applicant's use of low-water requiring planting and pervious paving.

### **Green Building Measures**

The applicants have submitted a preliminary green building analysis indicating 56 points for the proposed home whereas only 50 of the points need to be met. As conditioned, the applicants will submit a revised list of green building measures with the building permit plans and application.

## **V. ENVIRONMENTAL REVIEW**

The proposal is categorically exempt from the California Environmental Quality ACT (CEQA) under Section 15302, Replacement or Reconstruction, Section 15303(a) (e), New Construction or Conversion of Small Structures, and Section 15332, In-Fill Development Projects, of the CEQA Guidelines. The Class 3 exemption covers the construction and location of up to three single-family residences in an urbanized area. Therefore, no new environmental document accompanies this staff report.

## **VI. PUBLIC NOTICE AND COMMENTS**

Prior to submitting the application, the applicants and their design consultants met with the Ferreira, Greene, and Sidhu families to discuss the design plans of the proposed home. At this time, the applicants installed story poles defining the ridge of the proposed home and the outline of sections of the northern-facing and western-facing building walls.

The September 10<sup>th</sup> public hearing was noticed to all residents within 1,000 feet of the site. Before the public notices were sent, staff sent reduced copies of the project plans to the Ferreira, Greene, and Sidhu families. Staff spoke to Kathy Ferreira, received a voice mail communiqué from Mary Greene, and spoke to Greg Munn Mr. Sidhu's architect indicating their support of the design of the proposed house. Any letters and/or emails received after the staff report is published will be forwarded to the Planning Commission.

## **VII. CONCLUSION**

The proposed home is well designed, architecturally attractive, relates well to surrounding properties, and implements the applicable design standards and design guidelines of the underlying PUD development plan for height, floor area, and the building's form, design, and detailing. Only the first-floor portions of the structure face the west, north, and east property lines; building colors are dark having low reflectivity. As conditioned, evergreen trees are to be planted on the slope bank adjoining the west and south property lines to buffer the building's visibility, and low-intensity shielded building and rear yard lighting are required. Overall, staff believes that the proposed project merits a favorable action by the Planning Commission.

## **VIII. STAFF RECOMMENDATION**

Staff recommends the Planning Commission approve design review Case PDR-793 for a new two-story, single-family home with an approximately 4,087 square feet of living area on an approximately 24,212-square-foot vacant property subject to Exhibit "B", Draft Conditions of Approval.

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