



## Planning Commission Staff Report

March 19, 2008  
Item 6.b.

- SUBJECT:** Work Session for PREV-712
- APPLICANT:** Pamela Hardy, Ponderosa Homes II, Inc.
- PROPERTY OWNER:** Ponderosa Homes II, Inc.
- PURPOSE:** Work session to review and receive comments on an application for preliminary review to construct 110 detached single-family homes for residents aged 55 years and older at the previously reserved school facility option site located at 1 Reimers Drive in the Ironwood Development.
- GENERAL PLAN:** The General Plan Land Use designation for the parcel is Public and Institutional/Medium Density Residential.
- ZONING:** Zoning for the property is PUD-LDR/MDR/HDR/P&I & Mixed P&I/MDR (Planned Unit Development – Low Density Residential/Medium Density Residential/ High Density Residential/Public & Institutional and Mixed Public & Institution/Medium Density Residential) District.
- LOCATION:** 1 Reimers Drive (within the Ironwood Development)
- ATTACHMENTS:**
1. Exhibit A, Preliminary Development Plans
  2. Exhibit B, Planning Commission Work Session Discussion Points
  3. Location Map
  4. Aerial Photograph
  5. Letter from Pamela Hardy, dated March 3, 2008
  6. Email from Laura Purcell, dated March 9, 2008

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### I. BACKGROUND

Ponderosa Homes' "Ironwood" development was approved by the City in 2002, consisting of 175 new single-family homes plus two existing homes, 16 duets, a 172-unit senior apartment

project, a church/day care facility, and a public school option/Medium Density Residential (MDR)-senior housing site. The senior apartments and most of the single-family homes have been built. The Pleasanton Presbyterian Church is currently constructing the church facility.

The Pleasanton Unified School District had a five-year option agreement with Ponderosa Homes to buy the approximately 23-acre public school option/MDR site in the development as a potential school facility. The School District chose not to exercise its option to purchase the property and Ponderosa Homes would like to develop the site as medium-density senior housing as allowed by the Ironwood Planned Unit Development (PUD).

Staff has scheduled a Planning Commission work session in order to receive early input from the Planning Commission and public regarding the proposed development.

## **II. SITE DESCRIPTION**

### **Subject Property and Surrounding Area**

The subject property, measuring approximately 23-acres in area, is located at the eastern side of the Ironwood Development (please refer to the attached location map). The site abuts the eastern terminus of Reimers Drive. The subject site is undeveloped, contains no significant forms of vegetation, and the topography is relatively flat.

The property is bordered on the west by single-family homes in the Ironwood neighborhood. The City's Operation Service Center is located to the south of the subject site. Old Mohr Avenue right of way and a Zone 7 (formerly Hanson Aggregates quarry) lake are located to the north. A portion of the former Hanson Aggregates property (now owned by Legacy Partners) is located to the east.

## **III. PROJECT DESCRIPTION**

### **Proposed Plan**

The applicant proposes to construct 110 detached single-family homes for residents aged 55 years and older. The project features are summarized below:

- Lot sizes would range from a minimum of 5,100 square feet to approximately 13,500 square feet in area.
- Four house models would range in size from approximately 1,900 square feet to 2,670 square feet. Three of the models are one-story tall and one model is two-stories tall. There would be three different elevation styles for each house model type.

- Reimers Drive (off of the Ironwood Drive traffic circle) would provide access to the development. The applicants are proposing a gated development with private streets. Street sections would measure 36-feet wide (curb-to-curb) with parking on both sides of the street except near the entry gates. Sidewalks would be located on both sides of Street “A” from the gated entry to Court “G.” Other portions of Street “A” and the secondary streets would have sidewalks on one side of the street. No sidewalks would be provided in the cul-de-sacs.
- An emergency vehicle access (EVA) road would connect Court “G” to Sandstone Court in the existing Ironwood development. Ponderosa Homes had previously recorded EVA easements on the two lots at the end of Sandstone Court to accommodate a future EVA. EVAs would also be provided between Court “F” and Street “A” and between Court “D” and Street “A.”
- A private recreation area with an approximately 4,393-square-foot clubhouse would be located near the center of the development. The clubhouse would contain a club room with kitchen, wine locker, meeting room, office, exercise room, restrooms, and storage areas. Outdoor amenities include a pool, spa, bocce ball court, and covered and uncovered seating areas.
- Front yard landscaping would be installed for each lot and would be maintained by a homeowners association.
- The City’s Community Trails Master Plan shows a future trail along the northern boundary of the subject site. Staff has had discussions with the applicant about providing a trail connection from this development to the future trail.

#### **IV. CONSIDERATIONS FOR THE WORKSHOP**

This workshop is the Commission’s opportunity to direct the applicant and staff as to issues it wishes to be addressed. The areas noted below are those on which staff would find the Commission’s input most helpful.

##### **Site Plan**

##### *Discussion Points*

- *Are the lot locations and sizes acceptable?*
- *Is the size and location of the recreation area acceptable? Are the private recreation area amenities acceptable?*

## **Traffic and Circulation**

### *Discussion Points*

- *Is the proposed on-site circulation acceptable?*
- *Does the Commission support a gated community? The General Plan discourages the development of further gated communities which inhibit the sense of greater community and make City utility and emergency services more difficult to provide.*

## **House Design**

### *Discussion Points*

- *Does the Commission wish to make any suggestions regarding the house sizes and design?*

## **V. PUBLIC COMMENT**

Public notices were sent to all property owners and tenants within a 1,000-foot radius of the subject property. The applicant indicated that she also met with the Ironwood residents to discuss the proposed project. At the time this report was written, staff had received an email from Ms. Lauren Purcell, 3363 Sagewood Court, which identifies several concerns (see Attachment #5).

## **VI. STAFF RECOMMENDATION**

Staff recommends that the Planning Commission review the attached material, take public testimony regarding the proposed development, and make suggestions/comments to the applicant and staff.

*For questions or comments about this proposal, please contact: Steve Otto, Associate Planner at 925-931-5608 or [sotto@ci.pleasanton.ca.us](mailto:sotto@ci.pleasanton.ca.us).*