



Planning Commission Staff Report

August 22, 2007
Item 6.c.

- SUBJECT:** PREV-650
- APPLICANT:** Don Babbitt / Heartwood Communities
- PROPERTY OWNERS:** Robert Wentworth
- PURPOSE:** Work Session to review and receive comments on a preliminary review proposal to subdivide an existing 6.04-acre parcel into three lots ranging from 1.54 to 2.75 acres in conformance with the Happy Valley Specific Plan, or to consider increasing the number of lots up to eight, ranging from 9,200 square-feet to 68,080 square-feet.
- GENERAL PLAN:** Low Density Residential-One dwelling unit per 2 gross acres.
- SPECIFIC PLAN:** Happy Valley Specific Plan: Semi-Rural Density Residential
- ZONING:** Rezone from the existing PUD-SRDR (Planned Unit Development-Semi-Rural Density Residential) to PUD-LDR (Planned Unit Development-Low Density Residential) District
- LOCATION:** 1157 Happy Valley Road
- ATTACHMENTS:**
1. Location Map
 2. Exhibit A, Site Plan Concept dated "Received February 27, 2007"
 3. Exhibit C, Public Comment
 4. Exhibit D, Questions

BACKGROUND

On February 27, 2007 the applicant, Don Babbitt, submitted a preliminary review application on behalf of the property owner regarding the site located at 1157 Happy Valley Road. The intent of this review was to receive formal comments from the City regarding development opportunities and regulations that would apply if the 6.13 acre site was to be subdivided into 7 individual lots while retaining the two existing dwelling units. The proposed development

would require re-zoning the project to the PUD-LDR zoning district. This is a higher density than the property is currently zoned for. Additionally, the proposal would require a Happy Valley Specific Plan amendment to increase the density allocated to the subject site.

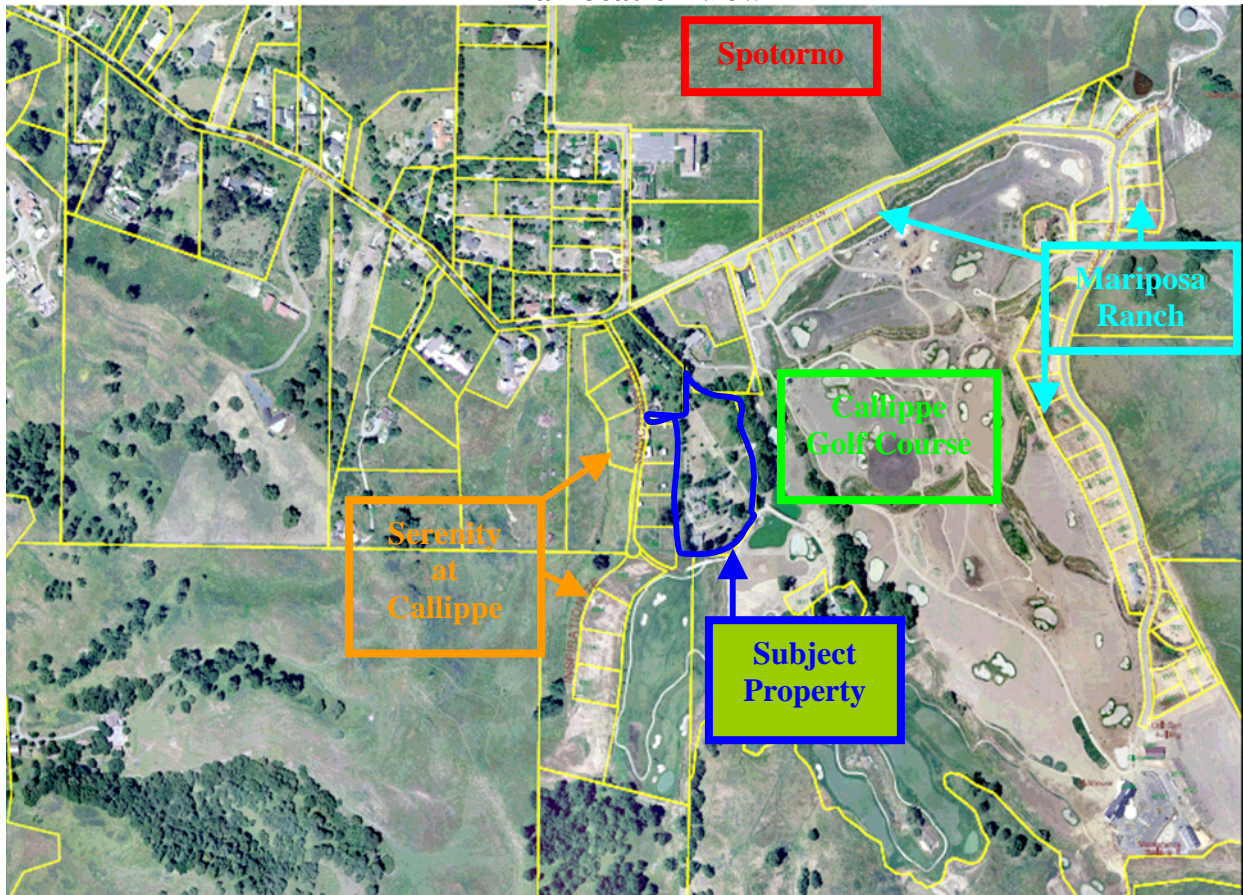
The applicant and property owner have been continuously working with staff through this preliminary stage to discuss the merits of allowing additional units at this location and what the future area-wide impacts may be, if any.

The City has typically been reluctant to support requests for specific plan amendments, similar to this request, and believes that the plans that are put in place should generally not be modified to increase density. However, after meeting with the applicants staff believed that it would be appropriate to have the Planning Commission weigh in and provide additional direction regarding the proposed project and request for additional units, prior to an application being submitted for processing.

SITE DESCRIPTION

The subject site is an approximately 6.13 acre relatively flat lot located off of Sanctuary Lane and Sleepyhead in the Happy Valley Specific Plan area; adjacent to the Callippe Golf Course. The Greenbrier/Spotorno development is located north of the subject property, north of Happy Valley Road, with the Callippe Golf Course located south and east of the subject site, with Mariposa Ranch located east of the golf course, and Serenity at Callippe Preserve located west of the subject site. There is an existing residence, second dwelling unit, and two accessory structures located to the rear sides of the site with the remaining middle and upper portion of the site being vacant land. There are currently mature trees that border the majority of the property.

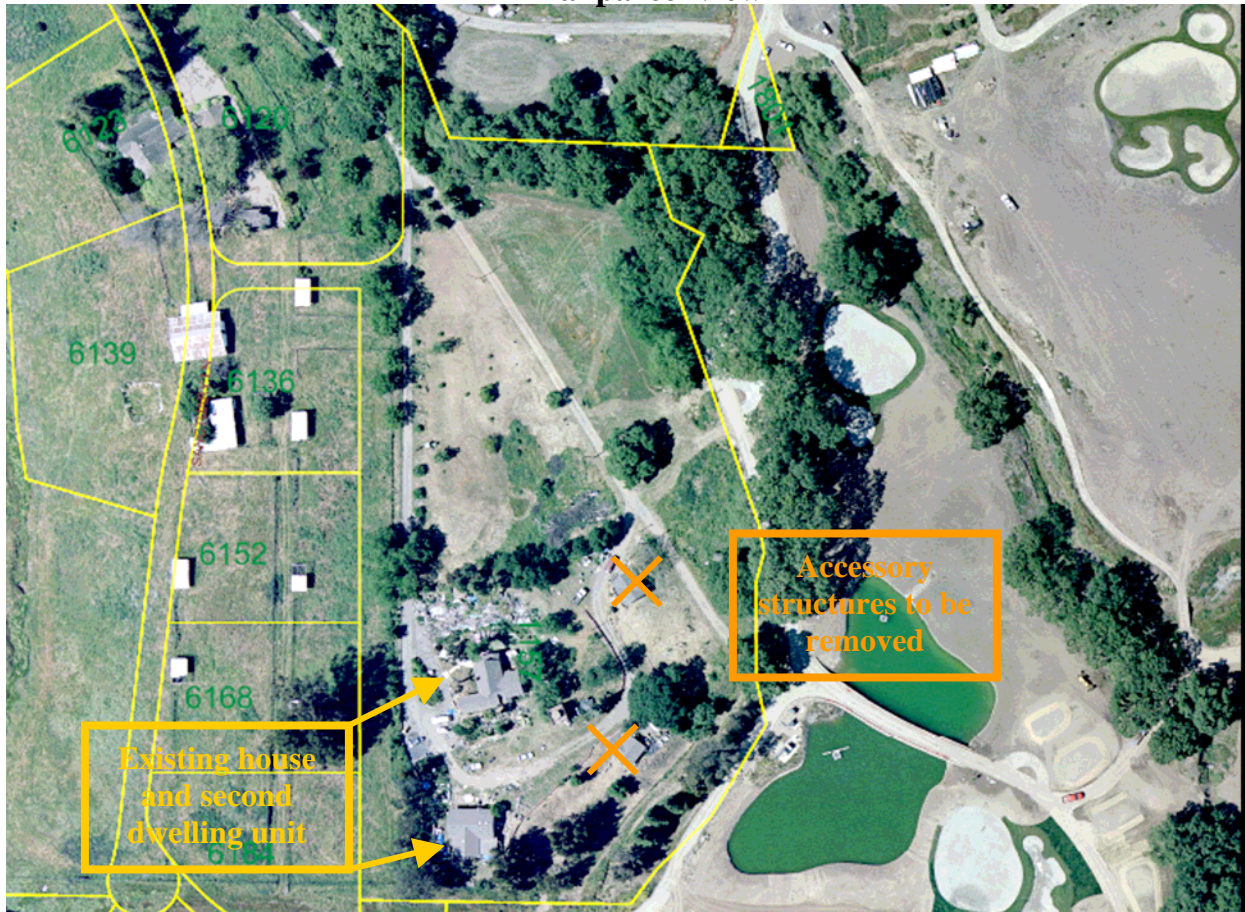
Arial location view



PROJECT DESCRIPTION

The applicant proposes to rezone the subject site from PUD-SRDR (Planned Unit Development-Semi-Rural Density Residential) District, 1 home per 2 acres, to PUD-LDR (Planned Unit Development-Low Density Residential) District, 1 home per acre, to increase the density from 3 to 7 units. The proposal consists of retaining the existing home and second dwelling unit, demolishing the accessory structures, and subdividing the parcel into 7 individual lots.

Arial parcel view



The lots, as shown in Exhibit A, would range from 24,700 to 66,500 square-feet in size. The following chart illustrates and compares the proposed site development standards of the Happy Valley Specific Plan and the proposed project.

Site Development Standards

HVSP	Parcel Size	Parcel Dimensions	FY Setback	SY Setbacks	RY Setbacks	Max Height	FAR	Req HVSP parking
PUD-SRDR	1 acre	width/depth: 175-feet	35-feet	25-feet	35-feet	30-feet	25%	2-car garage with 4 total on-site spaces
Proposed PUD-LDR	5 of the 7 lots are less than 1 acre	5 lots: Width: as low as 138' Depth: as high as 174'	All lots: 30-feet	All lots: 25-feet	All lots: 30-feet	*TBD	*TBD	2-car garage with 4 total on-site spaces

*TBD: To be determined with a PUD development plan.

The applicant would like to amend the Happy Valley Specific Plan (HVSP) so that the subject site is similar to Mariposa Ranch and the Serenity development. The maximum density for the SRDR (Semi-Rural Density Residential) district is one home per two acres. The proposal requests seven residential lots on a 6.13-acre site, which yields a density of 1.14 home per acre or 2.3 homes per two acres; exceeding the maximum allowable density for the SRDR district and consistent to the LDR district.

DISCUSSION

Staff is presenting the Commission with a plot plan concept for consideration and comments. This workshop will allow the Planning Commission the opportunity to provide direction to the applicant and staff regarding the request.

General Plan and Happy Valley Specific Plan Land Use Designation

The General Plan land use designation for the subject site is Low Density Residential (one dwelling unit per 2 gross acres). The proposed project, with 7 lots on approximately 6.13 acres, would result in 1.14 home per acre or 2.3 homes per two acre, which is consistent with the General Plan designation.

The Happy Valley Specific Plan designation for the property is PUD-SRDR (Planned Unit Development-Semi-Rural Density Residential) which restricts the number of total units at this site to three. Therefore, the proposed project would not conform to this designation and would require a specific plan amendment to increase the allowable density for the subject site. The proposed specific plan amendment would increase the overall density from 3 to seven lots resulting in an increased density of 4 lots.

Direction Needed:

- *Would it be appropriate to change the zoning to match those of the adjacent developments located at Serenity and Mariposa Ranch?*
- *If an analysis provided by the applicant determines that the proposed project would not increase the overall allowable units within the Happy Valley Specific Plan area, would the Planning Commission support the proposed density believing it appropriate for the site?*

Site Layout

The development proposal consists of 7 individual lots with retaining the two existing dwelling units on lot 7; one of the units is the existing second unit. Five of the seven lots are proposed at less than 1 acre with setbacks that are similar to the low density residential standards. Due to the width of the proposed driveway, 25-feet, the Fire Department requests that Sleepyhead Lane be widened to 28-feet to allow for street side parking. Also, the elbow and end bulb of the road

does not meet the required turning radius for the fire trucks. With the concerns raised by the Fire Department, widening the driveway to 28-feet and reconfiguring the elbow and bulb, the proposed setbacks may have to be reduced further to address these concerns.

Lots 6 and 7, located closest to the golf course, would be the only two lots within the proposed development that would retain the required 1 acre parcel size. Lots 2-5 would range in size from 24,700 to 27,600 square-feet with Lot 1 proposed at 31,000 square-feet. Lot 1 also has a unique configuration because it is located next to the Happy Valley Creek. The applicant feels that a homeowner is not going to maintain the entire 2-acre site, under the current zoning, with landscaping and therefore could create an eyesore next to the golf course. As proposed, the lots would be half an acre in size and would be required, under design guidelines, to be completely landscaped prior to occupancy and therefore would provide for a more attractive project adjacent to the Callippe Preserve Golf Course. This is similar to the discussion during the processing of Serenity at Callippe; which ended up being less than the required 1-acre.

Direction Needed:

- *Given the proposed setbacks, lot sizes and location of the site, is site layout appropriate?*
- *Would the LDR zoning be appropriate and compatible with the surrounding area?*
- *Are the lots appropriate in size?*
- *Due to the proximity of the Happy Valley Creek on Lot 1, would it be appropriate to eliminate it and use the area for stormwater retention instead?*
- *Would it be appropriate to combine this project with Serenity at Callippe Preserve for maintenance, HOA, open space, and design guidelines?*
- *Would the proposed lots substantially change the character of the neighborhood?*

PUBLIC NOTICE

Notice of this workshop was sent to all property owners and occupants within 1,000 feet of the subject property. In response to the noticing, staff received two correspondence letters and a phone message from three neighboring property owners, please see Exhibit C.

Bobby and Steve Jenson, of 1133 Happy Valley Road, adjacent to the subject property, strongly object to any variation from the current zoning designation. They feel that this would set a precedent for future development and contradict the current zoning regulations. Mr. and Mrs. Jenson feel that increasing the proposed development would be inconsistent with the rural atmosphere of the Happy Valley area and surrounding development. They also stated that a portion of the property is located in an environmentally sensitive creek area and therefore not suitable for building.

Bud Barlow, of 6723 Alisal Street, feels that the site should continue to conform to the Happy Valley Specific Plan and if subdivided into three parcels, each should be 2-acres or more.

Janet Linfoot, of 6300 Alisal Street, phone staff on August 17, 2007 stating her concerns towards the proposed project. Ms. Linfoot feels that the project should follow the regulations set out in the Happy Valley Specific Plan and is against increasing the density. She feels that increasing the density will not only impact the rural feeling of the Happy Valley area, but that increasing the density would further impact the traffic that is currently received through Happy Valley.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission review the items identified by staff for discussion and provide direction concerning desired changes to the proposal.

Staff Planner: Natalie Amos, Assistant Planner, 925.931.5613, namos@ci.pleasanton.ca.us