



# Planning Commission Staff Report

October 25, 2006  
Item 6.b.

**SUBJECT:** PUD-01-09M

**APPLICANT/  
PROPERTY OWNER:** Mike Renquist

**PURPOSE:** Application for a major modification to an approved PUD for a single-family lot to increase the maximum building height from 23 feet to 26 feet; to allow a barrel tile roof; and to allow design review approval by the Planning Director.

**GENERAL PLAN:** Low Density Residential

**SPECIFIC PLAN:** Vineyard Avenue Corridor Specific Plan – Low Density Residential

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

**LOCATION:** 2511 Yolanda Court

**ATTACHMENTS:** Location Map

1. Exhibit A: Zoning Administrator's Approval Letter
2. Exhibit B: East Bay Regional Park District's Letter
3. Exhibit C: Proposed Design for Lot No. 4
4. Exhibit D: PUD -01 Design Guidelines
5. Exhibit E: PUD-01 Ordinance No. 1826 (Conditions of Approval)
6. Exhibit F: PUD-01 City Council Staff Report
7. Exhibit G: PUD-01 City Council Minutes
8. Exhibit H: PUD-01-01M Staff Report, Minutes and COAs

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## I. BACKGROUND

In 2001, the City Council approved a Planned Unit Development Plan (PUD-01) for Delco Builders to subdivide two existing properties located at 2287 Vineyard Avenue and 2503 Vineyard Avenue, respectively, into a total of thirty-eight residential lots. Six of those lots were located at 2503 Vineyard Avenue, formerly known as the McCurdy site.

In March 2003, the City Council approved a PUD major modification to 1) modify the lotting pattern at 2503 Vineyard Avenue, and 2) to create design guidelines for custom homes replacing the production homes building designs. The conditions of approval required that the design of the custom homes be submitted for the review and approval by the Planning Commission. Other modifications to PUD-01, other than PUD-01-06M for access to Lot 6, are unrelated to the subject site and modify the remaining thirty-two lots located at 2287 Vineyard Avenue.

The approval of PUD-01 incorporated the East Bay Regional Park District (EBRPD) request that the Yolanda Court homes be limited as to height and window types to minimize the visual impacts from the Shadow Cliffs Regional Park. The restrictions included:

- 23-foot building height
- Second floor living areas limited to the building's attic space
- Windows designed as dormers facing Yolanda Court

The EBRPD reasoned that it did not want to have large homes towering over the scenic, passive, quiet, natural park setting which could be considered to be invasive to users of the site.

Mr. Michael Renquist, property owner for Lot No. 4, submitted a design review application for construction of a custom single-family home which is not in conformity with the approved guidelines. The applicant is requesting to increase the ridge height from 23 feet to 26 feet and to allow a different roofing material that is inconsistent with the design guidelines. The applicant wishes to have barrel tile instead of flat tile. The applicant proposes to amend the PUD to allow the design of his home to incorporate those differing elements and to amend the design review process to allow the Zoning Administrator to review and approve the custom home.

This application was originally submitted as a minor modification to the approved PUD (PUD-01). An information report was submitted to the City Council on September 19, 2006. Councilmember Sullivan noted the issues that the EBRPD had at the time of the original approval and requested that this application be referred to the Planning Commission for review as a major modification. The Planning Commission will forward a recommendation to the City Council for review and action.

## **II. SITE DESCRIPTION**

The subject site is a vacant, relatively flat lot adjacent to the Shadow Cliffs Regional Park Area ponds lying to the north and northeast of the subject site. To its immediate east and west are the four other lots of the subdivision. To its south is Vineyard Avenue and properties covered by the Vineyard Avenue Corridor Specific Plan.

### III. PROJECT DESCRIPTION

The proposed modification include the following:

1. To increase the maximum building height for this lot from 23 feet to 26 feet;
2. To allow a barrel tile roof in place of the flat roof tile required by the PUD approval;
3. To allow second story windows to face the direction of the Shadow Cliffs Regional Recreation Area; and,
4. To allow design review approval by the Zoning Administrator by noticing the Planning Commission of the application, notifying the Planning Commission of the decision of the Zoning Administrator and to provide a 20-day appeal period.

### IV. ANALYSIS

On September 1, 2006 the applicant requested the City review a minor modification to PUD-01 for Items 1-4 noted above under the project description. . Knowing the concerns that the EBRPD had at the time of the original approval, the project was considered minor if the EBRPD could support the applicant's request.

#### East Bay Regional Park District

Staff held meetings with the applicant and with EBRPD to determine what issues the District may continue to have and to determine if there were ways in which the project could mitigate those concerns. The District met the applicant and staff on site on two occasions with plans to discuss the proposal. The applicant installed story poles, provided the District with photo visuals and descriptions. These aids helped both staff and the District understand how the request for the increase in height is minimal and that the increase could be mitigated by planting additional trees. Staff would condition the design review approval accordingly. The District also noted that it continued to have concerns with the remaining homes should they also wish to go over the 23 foot height restriction. The District supported a review on a case-by-case basis allowing the guidelines to increase the height from 23 feet to 26 feet subject to their review and approval of the proposed Renquist property as well as any others that may be presented in the future.

The proposed modification to the Design Guidelines only addresses this specific lot. The applicant will return with a request to amend the guidelines as noted above for the remaining four parcels within this portion of the PUD.

A copy of the letter from EBRPD supporting the project is attached which also conveys the concerns they have regarding the remaining lots.

## Zoning Administrator Information Report

A copy of the Zoning Administrator Information Report, approval letter, and conditions of approval are attached. Staff considers the request to be appropriate for the following reasons:

- The East Bay Regional Park District, owner/operator of the Shadow Regional Recreation Area, concurs with the height request for this lot, its decision based on the proposed design plans for this lot. The park District will support the height increase lot only. Any of the other lots on Yolanda Court requesting an increase in building height from the PUD approval would have to be reviewed by the Park District on a case-by-case basis. As discussed further, the Park District has requested the application be conditioned to install additional landscaping on the Park District's property to screen the proposed house from view. This will be addressed by conditioning the design review approval of the home.
- The resolution of issues pertaining to building/landscape designs, site layout, etc., would still be required with the design review application.
- The Planning Commission and City Council will be notified of the action of the Zoning Administrator along with the extended 20-day appeal period to the Planning Commission and the City Council.

### **Design Review**

The proposed design review application for Lot 4 is attached as Exhibit C for reference.

The Vineyard Avenue Corridor Specific Plan requires that homes on lots zoned Low-Density Residential District have a traditional style architecture with porches and bay windows on the front of the home to provide an interesting streetscape and encourage neighborhood interaction. The design of these traditional-style homes would blend with the existing and new neighborhoods to the west of this edge of the Specific Plan Area. Those neighborhoods are Pleasanton Meadows, Vintage Hills II, Vineyard Hills and Vineyard View.

The approved design guidelines encourage variety in building forms to achieve visual interest. Interesting architectural detailing is also recommended on the roof pitch, building exterior

materials, porches, main entryway articulation, etc. The exterior colors of the homes are required to be warm, medium-light to medium earthtones in order to blend with the surrounding natural setting.

The proposed house design would be comprised of traditional-style architecture with porches and bay windows. The home would be a stucco finished with stone accent material placed on portion of the building. The use of accent materials, exposed brackets, decorative porch posts, and other architectural articulation would be extended to all four building elevations. The exterior colors of the homes would be light -medium taupe colors. Given the proposed architectural designs and exterior colors and materials, staff finds that the request to modify the roofing material is appropriate in the context of the Vineyard Avenue Corridor Specific Plan design theme.

## **VI. PUD DEVELOPMENT PLAN FINDINGS**

The Pleasanton Municipal Code sets forth the purposes of the Planned Unit Development (PUD) District and the considerations to be addressed in reviewing a PUD development plan proposal or modifications of an approved development plan. The proposal establishes design guidelines and requests to change review procedures of the future house designs, it would not involve a change in density, lotting, etc. Staff believes that the proposed modification would be covered by the previously approved development plan findings. PUD findings are listed Exhibit F, “City Council Staff Report”, pages 31-36.

## **VII. ENVIRONMENTAL ASSESSMENT**

Environmental review for the proposed project was undertaken with an Initial Study Mitigated Negative Declaration approved by the City Council for PUD-O1 in conformance with the standards of the California Environmental Quality Act CEQA. There are no substantial changes to the project or to the circumstances under which the project is being undertaken that involve new significant environmental effects or that substantially increase the severity of previously identified effects. Furthermore, there is no new information of substantial importance which was unknown at the time that the Mitigated Negative Declaration was approved by the City Council regarding the project or its effects mitigation measures or alternatives. Any previously identified effects or impacts are mitigated to a level of insignificance with the mitigation measures incorporated into the project’s design or imposed on the project pursuant to the conditions of approval. Therefore, no new environmental document accompanies this staff report

## **VIII. CONCLUSION**

With the support of East Bay Regional Park District, staff believes that the proposed PUD modification follows the intent of the original PUD. The proposed design review, as referenced in Exhibit C, would conform to Vineyard Avenue Corridor Specific Plan, the approved PUD Design Guidelines.

## **IX. STAFF RECOMMENDATION**

Staff recommends the Planning Commission take the following actions for Cases No. PUD-01-09M:

1. Recommend that the proposed modification, PUD-01-09M, is covered by the previously approved Final Environmental Impact Report for Vineyard Avenue Corridor Specific Plan and forward to the City Council for action;
2. Recommend that the proposed modification, PUD-01-09M, is covered by the previously approved PUD development plan findings for PUD-01 and forward to the City Council for action;

*Staff Planner: Jenny Soo, (925) 931-5615; email: jsoo@ci.pleasanton.ca.us*