



## Planning Commission Staff Report

October 11, 2006  
Item 5.b.

**SUBJECT:** PDR-547

**APPLICANT/  
PROPERTY OWNER:** Glenn Hicks

**PURPOSE:** Application for design review approval to construct an approximately 4,052-square-foot single-story custom home and an approximately 748-square-foot attached garage and related site improvements.

**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:** 2529 Yolanda Court (Lot 1, Tract 7499)

**ATTACHMENTS:**

1. Exhibit “A” – Site Plan, Floor Plan, Elevations and Landscaping Plan, dated “Received August 14, 2006
2. Exhibit “B” – Proposed Conditions of Approval
3. Exhibit “C” – East Bay Regional Park District Letter
4. Exhibit “D”—PUD –01-01M Design Standards
5. Exhibit “E” – Ordinance No. 1877  
Location Map

In 2001, the City Council approved a Planned Unit Development Plan (PUD-01) for Delco Builders to subdivide two existing properties, 2287 Vineyard Avenue and 2503 Vineyard Avenue, respectively, into 38 residential lots. Of the approved 38 lots, six lots were located at 2503 Vineyard Avenue, known as the McCurdy site.

In March 2003, the City Council approved a PUD major modification to modify the lotting pattern on 2503 Vineyard Avenue. The modification also created design guidelines for custom homes to replace the building design of production homes. The conditions of approval required that the design of the custom homes be submitted for the review and approval by the Planning Commission.

The subject lot is one of the five lots on McCurdy's site. Mr. Glenn Hicks, property owner for Lot No. 1, has submitted a design review application for construction of a custom single-family home.

### East Bay Regional Park District

The approval of PUD-01 incorporated the East Bay Regional Park District 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. Some were restricted to 23-foot building height and required that second floor living areas be limited to the building's attic space. Windows were to be designed as dormers facing Yolanda Court

## **II. SITE DESCRIPTION**

The subject site is a triangular-shaped lot, approximately 28,300 square feet in size. The site is relative flat. A 10-foot wide private storm drain easement is located along the north property line, and a 15-foot wide public storm drain easement is located across the property northeasterly near the triangular tip. The vesting tract map requires that the structure be located 20 feet from the rear (north) property line.

The subject lot abuts East Bay Regional Park District on the north, with residential uses on the east, south, and west.

## **III. PROJECT DESCRIPTION**

The proposed home is a one-story home approximately 4,052 square feet in size, oriented toward the south, facing Vineyard Avenue with a long driveway. The home is designed with a traditional architectural style, consistent with the PUD design guideline and the newly constructed homes on Vineyard Avenue to the south. The plans show a combination of stucco and stone as exterior building treatment, using a concrete tile roof.

Architecture elements include exposed brackets at the eaves and at the porches, wood shutters on the side of the windows, decorative wooden porch posts, and old fashion garage doors that are suitable for the area. The proposed home would be 21-foot and six-inch in height, measured from the finished grade to the roof ridge.

#### IV. ANALYSIS

##### Site Development Standards

As previously mentioned, design guidelines and site development standards were approved for the subject site. As conditioned, the proposed home would conform to the development standards as specified in the approved PUD and design guidelines. Staff believes that position of the house on the subject lot is appropriate for the topography.

Please refer to the following chart for development standard conformance.

	<b>PUD DEVELOPMENT STANDARDS</b>	<b>PROPOSED PROJECT</b>
<b>Principal Structures:</b>		
<b>Min. Front Yard Setback</b>	25 ft.	25 ft.
<b>Min. Side Yard Setback</b>	10 ft. (20 ft. on the north side)	10 ft./20 ft. on the north side
<b>Min. Rear Yard Setback</b>	20 ft.	20 ft.
<b>Max. Building Height</b>	23 ft. (highest to lowest part of structure)	21ft. 6 inches (highest to lowest part of the structure)
<b>Max. Floor Area Ratio (FAR)</b>	40% or 4,200 square feet <sup>1</sup>	14.8% or 4,200 sq. ft.

<sup>1</sup> Garage floor area over 600 square feet shall be counted in the lot's floor area ratio.

The subject parcel is irregularly shaped. Recognizing the site constraints, the applicant chose the east side of the property as the front yard and the north and south sides as the side yards. Staff finds that it is appropriate to use the east side of the property as the front yard, as the required 25-foot front yard setback would provide the required depth for vehicles backing out of the garage.

##### Architecture

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 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 home designs would be consistent with the requirements of the design guideline and Vineyard Avenue Corridor Specific Plan.

### Landscaping

The Vineyard Avenue Corridor Specific Plan includes specific guidelines for new landscaping in the Plan Area. The approved design guidelines encourages the use of native plants or plants adapted to Mediterranean-like climates. It requires landscaping to include a mix of both native and non-native plant species with the intent that the proposed landscaping plan complements the grassland setting of the surrounding area.

The proposed landscape plan includes a list of planting species. Staff has reviewed the planting list with the City Landscape Architect, and found that the planting species are appropriate for the site and that grouping of various size trees and shrubs would be planted in asymmetrical and randomly-spaced clusters. As conditioned, a final landscaping plan needs to be submitted for review and approval by the Planning Director prior to the issuance of a building permit.

### Grading, Drainage, and Utilities

The design guidelines require all grading be designed to complement the natural topography of the site. The subject lot has a gentle 2% slope. The grading plan prepared by Al Pascual & Associates shows a vegetated swale along the driveway to filter storm water before it enters into the storm drain system. To prevent erosion, the erosion plan shows a stabilized construction entrance. As a standard condition of approval, the

applicant is required to provide an erosion plan to staff for review and approval prior to the issuance of a building permit.

### Green Building Measures

All new residential projects are required to include green building measures in the design of the new homes. Currently, the City utilizes Alameda County Waste Management Authority's (ACWMA) Green Points rating as a guide for determining the specific green building measures to be designed into the home and the resultant "greenness" of the home. The Green Points rating system establishes a minimum of 50 points for a home to be determined to be a "green home" with a minimum of 10 points in each category (Resources, Energy, and IAQ/Health). A Green Building checklist is submitted by the applicant, and it shows that the proposed development would meet the 50 points. The applicant indicates that the project may exceed the minimum requirement as some of the points will be calculated when construction plans are prepared. As a condition of approval, staff requires that a final Green Building checklist be included and calculated based on the construction plans.

### East Bay Regional Park District

The East Bay Regional Park District, owner/operator of the Shadow Cliffs Regional Recreation Area, has reviewed the proposed development. It finds that the proposed development meets the maximum allowed height, and that it is within the allowed square footage. A copy of the letter is attached as Exhibit C.

## **V. PUBLIC NOTICE**

Notices regarding the proposed conditional use permit application and related public hearing were mailed to property owners and occupants within 1,000 feet of the subject property. No one has contacted staff as of the time the staff report was prepared.

## **VI. 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

## **VII. CONCLUSION**

Staff believes that the proposed home has been designed in conformance with the Vineyard Avenue Corridor Specific Plan and the approved PUD design guidelines. The project would be compatible, in terms of both architectural and landscape design elements, with the existing homes in the surrounding neighborhoods. Staff believes that the proposed project would be an attractive addition to this new neighborhood.

## **VIII. STAFF RECOMMENDATION**

Staff recommends that the Commission approve PDR-547 subject to the conditions of approval listed in Exhibit B.

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