



Planning Commission Staff Report

October 11, 2006
Item 6.a.

SUBJECT: PUD-99-07-03M/PDR-579

**APPLICANT/
PROPERTY OWNER:** Donald Babbitt/Heartwood Communities

PURPOSE: Applications for: (1) a major modification to the approved PUD development plan for Tract 7162 (formerly TTK Properties) to incorporate design guidelines for the Heartwood Communities development and to modify the design review approval process, and (2) for design review approval for the construction of an approx. 7,128 sq.ft. , two-story home, with an approx. 1,668 sq.ft. garage and a 1,088 sq.ft. basement located on Lot 8.

GENERAL PLAN: Happy Valley Specific Plan

ZONING: PUD-SRDR, GC, & OS (Planned Unit Development – Semi-Rural Density Residential, Municipal Golf Course, and Open Space) District.

LOCATION: In the Happy Valley Specific Plan study area on the south side of Happy Valley Road at the junction of Happy Valley Road and Alisal Street.

ATTACHMENTS: Location Map

1. Exhibit A:
 - Serenity at Callippe Preserve Design Guidelines Draft; dated “Received, April 6, 2006”
 - Design Review Submittal for Lot No. 8 – Site Plan, Floor Plan, Elevations, dated “Received, September 25, 2006”
2. Exhibit B-1: Draft Conditions of Approval for PUD- 99-07-03
- Exhibit B-2: Draft Conditions of Approval for PDR-579
4. Exhibit C: Ordinance No. 1793
5. Exhibit D: PUD-99-07 Findings
6. Exhibit E: 1999 Design Guidelines

I. BACKGROUND

On October 19, 1999, the City Council adopted Ordinance No. 1793 for a residential development plan, known as PUD-99-07 (TTK Partnership), consisting of 12 building sites, a public equestrian/pedestrian trail, public streets and parking, and land area set aside for the municipal golf course and permanent open space on an approximately 46.3-acre site located in the Happy Valley Specific Plan study area on the south side of Happy Valley Road at the junction of Happy Valley Road and Alisal Street. Included in the PUD approval was a set of design guidelines for the then production-custom homes. Condition of Approval No. 17 require the project developer submit a material and color palette with the design standards of the Happy Valley Specific Plan for approval to the City Council before approval of the first design review application for the home covered this development.

Donald Babbitt/Heartwood Communities is now the developer of this 12-custom home community. Mr. Babbitt has submitted detailed design guidelines for this 12-lot community, named Serenity at Callippe Preserve. He requests a major modification to the approval PUD to: 1) use the design guidelines for Heartwood Communities for a custom home development and to replace the 1999 design guidelines for production homes, and 2) to delete Condition of Approval No. 17, thus, allow the design review process subject to the review and approval by the Zoning Administrator.

Accompanied with this submittal is the design review application for Lot 8 of Serenity at Callippe Preserve, serving as an example for the development.

II. SITE DESCRIPTION

Serenity at Callippe Preserve (formerly known as the TTK Property) is located on the south side of Happy Valley Road at the junction of Happy Valley Road and Alisal Street. It abuts the Callippe Preserve Golf Course to the east and to the south. The development consists of one interior street, Sanctuary Lane serving Lots 1-5 and Lots 10-12. A private road, Inspiration Terrace, extends the street further south, providing access to Lots 6-9.

III. PROJECT DESCRIPTION

The applicant proposes the following:

1. Design guidelines for the 12 custom lots which include written text with diagrams, photographs, and drawings, providing clear concise direction for the future individual homeowners at the Serenity at Callippe Preserve development. These guidelines will supersede the approved production home design guidelines.

2. Modify the design review process from the City Council to the Zoning Administrator level review process, following standard City procedures. The applicant does propose a 20-day notification and appeal time.
3. Design Review approval for Lot No. 8.

IV. ANALYSIS

1. Proposed Design Guidelines

The proposed design guidelines are very similar to the design requirements of Mariposa Ranch at Callippe Preserve. The design criteria contained in the proposed design guidelines are detailed and comprehensive. The guidelines include the setbacks, building height, and floor area ratio for the development and it also covers the recommended architectural styles, landscaping, fencing, etc. The detail of architectural elements, such as dormers, shutters, bay windows, roof-line, etc., showing in the design guidelines ensures the homeowners and their design team's successful translation from guideline statements to physical designs. Staff believes that the proposed guidelines would provide this comprehensive level of detail and direction to the future homeowners regarding all aspects of the designs of their homes.

The proposed design guidelines would replace the existing approved 1999 guidelines for PUD-99-07. The Planning Commission action is to review, consider, and forward a recommendation to the City Council for action.

Staff recommends that the following language be added to the design guidelines:

- Open fencing design should conform to the Uniform Building Code requirements for fences around swimming pool, spa, etc.

Design Guidelines Review Procedures

The review of the home designs for these lots would be administered by a two-step process.

1. An "in-house" review conducted by the development's Design Review Board (DRB) to ensure consistent to the design guidelines. The design plans would be approved by DRB before being submitted to City staff for review.
2. After receipt of the DRB approval, the proposal would then be reviewed by City staff following the review procedures set forth in Section 18.20 of the Pleasanton Municipal Code.

Having Heartwood Communities DRB administers the first stage of design review ensures compliance with the design guidelines as well as a continuity of review among the various house designs, ensuring that the individual design works well within the design ensemble of the surrounding homes. Similar procedures have been successfully implemented in the Ruby Hill development and Mariposa Ranch at Callippe Preserve Golf Course.

Planning Commission Notification

The proposed process would create notification to the Planning Commission of the Zoning Administrator's actions on these home designs. Staff recommends the following procedures for each custom home site proposal:

1. Notice of the proposed house design application would be sent to the Planning Commission and to surrounding neighbors. This notice would provide to the Planning Commission notification of the application in the review process.
2. Notification of the Zoning Administrator's action would be forwarded to the Planning Commission with a copy of the approval letter, conditions of approval, and reduced copies of the plan set of the proposed house design including colored building perspectives and building elevations, the floor plans, landscape plans, grading plans, and/or any other design details considered to be pertinent to the proposed design.
3. A 20-day appeal period would be established.

This process would provide to the Planning Commission a comprehensive description and analysis of the application and the Zoning Administrator's action allowing a greater amount of time to appeal the project.

This proposed change in process in to provide a custom home design process to be at the Zoning Administrator level. The Planning Commission action is to review, consider, and forward a recommendation to the City Council for action.

2. PDR- 579

This project is the first of the twelve (12) custom homes planned for development in the Serenity at Callippe Preserve development. The proposed design is intended to demonstrate the level of design quality that can be accomplished with the proposed guidelines. The Planning Commission will take an action on this application at the meeting. Design review for the remaining eleven (11) homes would be handled by the Zoning Administrator based on the approved design guidelines.

This design review application will not be referred to the City Council unless it is appealed.

Site Description

The subject property is a 0.82-acre (36,017 square feet) parcel, a second lot from the southern end of the development. It is a vacant site, gently sloping upward towards the south. Surrounding uses include Mariposa Ranch at Callippe Preserve, Callippe Preserve Golf Course, and existing single-family homes in the unincorporated Happy Valley area.

Project Description

The proposed project features the following:

1. A two-story custom home, of approximately 7,128 square feet of floor area, plus a 1,668 square foot garage area and a 1,008 square foot basement,
2. Proposed maximum building height of approximately 29.5 feet measured from the lowest to highest points of the proposed structure.
3. Tile roof designed at a 4/12-roof pitch to minimize the overall building height.
4. The mass of the second floor is in the rear so that the house would have a one-story appearance when viewed from the front and sides.
5. Proposed building materials would include cultured masonry veneer, a combination of horizontal wood and stucco siding, tapered masonry columns, wood lintel at windows, exposed wood corbel and bracket at the windowsill and roof eave.
6. Side-entrance garage doors would be cottage style and be painted to match the house.

Building Design and Green Building Measures

The overall design and detailing is an excellent example of the design guidelines executing the design goals of the Happy Valley Specific Plan. Building heights and facades are significantly articulated varying the building massing and volume. Wall facades are richly detailed and textured with stone, stucco, wood brackets, columns, and window trims. In staff's opinion, the applicant has achieved the architectural design concept for the proposed structure.

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). As conditioned, the applicant would submit a proposed checklist showing which measures are incorporated in the design of the proposed home addition/remodeling in order to meet this proposed 50 point goal. Staff is available to provide technical assistance to future lot purchasers concerning questions they may have about these green building measures and Green Point rating system.

Landscaping and Bio-retention Pond Area

The proposed design guidelines require fifty (50) percent of all trees shall be a minimum of 24-inch box trees with the remaining trees being a minimum of 15 gallons in size. The proposed design guidelines further require that at least two 24-inch box Coast live oaks be planted per lot, or four for a corner lot. No palm trees are allowed within the development. Staff has added a condition require that a landscape and irrigation plan be submitted for the review and approval by the Planning Director prior to the issuance of a building permit.

Each lot at Serenity at Callippe Preserve has a bio-retention pond area covered by an easement granted to the Homeowner’s Association. The bio-retention pond areas are designed to retain/filter the “first flush” storm water. The bio-retention area on the subject lot is located along the northerly property line. The approved invested tract map includes a typical landscaping for the bio-retention pond area. Staff has included a condition requiring the landscaping within the bio-retention pond area conform to the approval tract map.

Development Standards

The twelve (12) custom homes of the Serenity at Callippe Preserve development would be governed by development standards in the design guidelines when approved. A comparison of the proposed building to the proposed development standards is described in the following table:

	Design Guidelines Requirements	Lot 8 Proposal
Setbacks: Front:	30 feet	36 feet to garage; 78 feet to the house;
Side:	25feet	25 feet;
Rear:	30 feet	56 feet
Height:	One story – 24 feet Two story – 30 feet	One-story portion –24 feet Two-story portion – 29.5 feet
No. of Stories:	Two	Two
FAR:	25%	24.4%
Parking:	Residents: three spaces Guests: four spaces	Residents: four spaces Guests: four plus spaces

Grading and Drainage

The subject lot has been pre-graded per PUD requirements. Minor grading would be necessary for the building pad area. On site drainage would be directed toward the front. The applicant would be required to submit an on-site drainage plan to the Planning Director for review and approval. A condition of approval has included addressing this item.

V. PUBLIC NOTICE

Notices of the Planning Commission's public hearing on this item were sent to the homeowners located within 1,000-feet of the subject property including homes surrounding Callippe Preserve Golf Course. Staff has not received any verbal or written comments pertaining to the proposed project as of the time the staff report was written.

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.

VII. ENVIRONMENTAL ASSESSMENT

PUD-99-07-03M: Environmental review for the proposed project was undertaken with the Final Environmental Impact Report (EIR) approved by the City Council for the Happy Valley Specific Plan 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 Final EIR 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.

PDR-579: The proposed residence is categorically exempt from the requirements of Section 15303, Class 3 (New Construction) of the California Environmental Quality Act (CEQA). Therefore, no environmental document accompanies this report.

VIII. CONCLUSION

The aspects of the proposal discussed in the staff report – Proposed Design Guidelines, Review Procedures, and Planning Commission Notification – would work together to secure a high level of design quality for the homes of the Serenity at Callippe Preserve Development in an expedient and efficient manner. Complete notification to the Planning Commission of the proposal and of the Zoning Administrator’s actions on these home designs would be provided. The proposed design on Lot No. 8 designed by Terry Townsend, the development’s consulting architect, follows the proposed design guidelines. Staff believes that the above-described process for these homes would come close to creating such a process within the present procedures set forth by Section 18.20, Design Review, of the Pleasanton Municipal Code.

IX. STAFF RECOMMENDATION

Staff recommends the Planning Commission take the following actions for Cases No. PUD-99-07-03M/PDR-579 to the City Council:

1. Recommend that the proposed modification, PUD-99-07-03M, 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-99-07-03M, is covered by the previously approved PUD development plan findings for PUD-99-07 and forward to the City Council for action;
3. Recommend approval of the proposed modification, PUD-99-07-03M, subject to Exhibit “B-1”, Draft Conditions of Approval and forward to the City Council for action;
4. Approve Case No. PDR-579, subject to Exhibit “A” and Exhibit “B-2”, Draft Conditions of Approval.

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