



Planning Commission Staff Report

June 28, 2006

Item 5.a.

- SUBJECT:** PUD-05-01M/PDR-541
- APPLICANT:** Joseph Gorny, Gorny & Associates Architects
Frank and Barbara Berlogar
- PROPERTY OWNER:** Frank and Barbara Berlogar
- PURPOSE:** Application for: (1) a major modification to an approved PUD development plan to replace the approved production home designs with design guidelines for the Silver Oaks Estates development and to change a previous condition requiring Planning Commission review/approval of the custom home designs to Zoning Administrator review/approval; and (2) design review approval for an approximately 4,716-square-foot single-family residence with a 909-square-foot attached garage for Lot 5 of Tract 7399
- GENERAL PLAN:** Vineyard Avenue Corridor Specific Plan (Low Density Residential land uses)
- ZONING:** PUD- LDR (Planned Unit Development –Low Density Residential) District.
- LOCATION:** On the South Side of Vineyard Avenue Trail (formerly known as 2200 Vineyard Avenue)
- ATTACHMENTS:**
1. Location Map
 2. Exhibit “A”, dated “Received, June 19, 2006”, including:
 - Silver Oaks Estates Design Guidelines Draft;
 - Design Review Submittal for Lot No. 5 – Site Plan, Floor Plan, Elevations, Front Yard Landscaping Plan, Color/Material Board.
 3. Exhibit “B-1”, Draft Conditions of Approval for PUD-05-01M-01D
Exhibit “B-2”, Draft Conditions of Approval for PDR-541
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I. BACKGROUND

On October 4, 2005, the City Council adopted Ordinance No. 1927 allowing the establishment of revised design guidelines to replace the approved production house design, and to separate the overall Berlogar/Chrisman development into two phases (PUD-05-01M). On April 4, 2006, the City Council approved the Vesting Tentative Subdivision Map 7399 for Silver Oaks Estates, a nine-lot subdivision that occurs on Berlogar site.

As stated in Condition No. 3 of PUD-05-01M, the houses designs on Lots 11 through 19 (referred herein as Lots 1-9 of Tract 7399) shall be controlled by design guidelines. The condition of approval requires the project developer submit revised design guidelines for the lots covered by PUD-05-01, subject to the review and approval by the Planning Commission before application is made for the first lot.

As required by the PUD condition, Gorny and Associates Architecture has submitted the design guidelines for Silver Oaks Estates. Accompanied with the submittal is the design review application for Lot 5 within Silver Oaks Estates.

II. SITE DESCRIPTION

Silver Oaks Estates is located on the south side of the Vineyard Avenue Trail. It consists of two interior streets, Silver Oaks Lane and Silver Oaks Court, respectively. Silver Oaks Lane branches off of Vineyard Avenue Trail, connecting Silver Oaks Estates with the future development on the Chrisman's site and form an eyebrow shape. Silver Oaks Court branches off from Silver Oaks Lane, and providing access to the Berlogar's home site. Silver Oaks Estates contains a total of nine lots, with three of the lots located on Silver Oaks Court and the rest situated on Silver Oaks Lane.

III. PROJECT DESCRIPTION

The applicants propose to:

1. Replace the previously approved production homes with design guidelines for the nine custom lots. The design guidelines include written text with diagrams, photographs, and drawings, providing clear concise direction for the future individual homeowners at the Silver Oaks Estates development.
2. Request the design review approval for these homes be conducted by the Zoning Administrator following standard City procedures with additional procedures, increasing the approval time to 20 days, as well as pertaining to the notification provided to the Planning Commission.

3. Design Review approval for Lot No. 5.

IV. ANALYSIS

1. Proposed Design Guidelines

The information contained in the design guidelines is detailed and comprehensive. It includes the setbacks, building height, and Floor Area Ratio for the development. The detail of architectural elements, such as dormers, shutters, bay windows, roofline, 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.

Staff believes that following items should be included in the proposed design guidelines:

(A) Floor Area Ratio (FAR):

- Definition: FAR is the ratio of total floor area of all buildings on site to the total land area of the site.
- Any garage area exceeding 600 square feet is to be included in the FAR calculation.
- Floor area where the finished ceiling height is greater than twelve (12) feet is to be counted at two times the actual floor area.
- Basement area shall not be included in the FAR calculation.
- Covered porches that are not open 85% on at least two sides shall be included in the FAR calculation.
- The maximum FAR allowed is 40%

(B) Green Building:

The homeowners and their design team shall contact the City of Pleasanton and conform to the Green Building Ordinance.

Design Guidelines Review Procedures

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

1. First, there would be an "in-house" review administered by a design review architect composed of Silver Oaks Estate Development and Gorny & Associates Architecture. The review procedures are described in the proposed design guidelines. Where a home would be designed by a different design firm, Gorney & Associates Architecture would be retained to provide architectural peer review of the proposed designs. The design

plans would be approved by Gorny & Associates Architecture before being submitted to City staff for review.

2. Second, after completion of the “in-house” review, there would then be the formal design review administered by the Planning Department following the review procedures set forth in Section 18.20 of the Pleasanton Municipal Code.

Having Silver Oaks Estates development and Gorny & Associates Architecture administer the first stage of design review through its own “design review architect” ensures compliance with the design guidelines as well as a continuity of review among the various house designs, e.g., 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 incorporates 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 will 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.

This process would provide to the Planning Commission a comprehensive description and analysis of the application and the Zoning Administrator’s action.

2. PDR- 541

This project is the first of the nine (9) custom homes planned for development in the Silver Oaks development. The proposed design is intended to demonstrate the level of design quality that can be accomplished with the proposed guidelines.

Site Description

The subject property is a 19,495 square foot parcel. It is a vacant site, gently sloping downward towards Vineyard Avenue Trail. Surrounding uses include Bordeaux II development (Greenbriar Homes), Avignon development (Centex Homes), and existing single-family homes.

Project Description

The proposed project features the following:

1. Approximately 4,716 square feet of useable building floor area plus 909 square feet of garage area totaling 5,625 square feet would be constructed.
2. Proposed maximum building height of approximately 24 feet measured from the lowest to highest points of the proposed structure.
3. Monier LifeTile roof designed at a 5/12-roof pitch to minimize the overall building height.
4. Proposed building materials would include cultured stone veneer, Cement plaster with La Habra “San Simeon” (Base 200), Napa Valley Cast tone columns, stained wood overhang/beams painted Sherwin Williams “Riverwood SW3507”.
5. Garage doors would be cottage style and be painted to match the house.
6. Eagle Aluminum Clad windows would be a “cinnamon toast” color.
7. A custom wood front door.

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 Vineyard Avenue Corridor 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 rafters, columns, and wood door and window trims. In staff’s opinion, the applicant has achieved the architectural design concept for the proposed structure. For example, gabled roof elements, trim detailing, and window/door detailing wrap around from the front elevation to the side building elevations.

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 Fencing

The proposed landscape shows a significantly variety of plant species, colors, and textures for this site. Twenty-four (24) -inch box-size street trees would be planted for the lot frontage, mixed with shrubs and groundcovers. The landscape plan does not include planting in the rear yard. Rear yard landscape design would be completed by the future residents.

Given the topography of the site and the view towards Mt. Diablo, the front yard landscape plan includes a 36” high retaining wall so that a lawn area in front creates an outdoor living area. This area would be connected with the front entry and the fountain, functioning as a special feature in the front yard.

A six-foot high solid fence would be constructed along the side (not including the front yard area) and rear property lines. The detail of the fence would be submitted as part of the final landscape plan to the Planning Director for review and approval prior to the issuance of a building permit. A condition of approval is included to address this item.

Development Standards

The nine (9) custom homes of the Silver Oaks development are governed by development standards approved with the PUD development plan and further developed and illustrated in the design guidelines. A comparison of the proposed building to the development standards is described in the following table:

	Design Guidelines Requirements	Lot 5 Proposal
Setbacks: Front:	30 feet	30 feet to garage; 55 feet to the house;
Side:	15 feet	15 feet;
Rear:	30 feet	30 feet
Height:	25 feet (max.)	24 feet 2 inches
No. of Stories:	One	One
FAR:	40%	25.78%

Grading and Drainage

The subject lot has been pre-graded per PUD requirements. Minor grading is proposed in the front yard 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 and living in the Vineyard Avenue Corridor Specific Plan area. 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. Because the proposal would establish design guidelines to replace the previous approved production homes, would change review procedures of the future house designs, but 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. Copies of the previously approved PUD development plan findings are attached.

VII. ENVIRONMENTAL ASSESSMENT

PUD-05-01M: Environmental review for the proposed project was undertaken with the Final Environmental Impact Report (EIR) approved by the City Council for the Vineyard Avenue Corridor 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-541: 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 Silver Oaks 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. 5 designed by Joseph Gorny of Gorny & Associates Architecture follow 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 Case No. PUD-05-01M-01D:

1. Make the finding that the proposed modification is covered by the previously approved Final Environmental Impact Report for Vineyard Avenue Corridor Specific Plan;
2. Make the finding that the proposed modification is covered by the previously approved PUD development plan findings for PUD-05; and,
3. Approve the proposed modification subject to Exhibit “B-1”, Draft Conditions of Approval.

Staff further recommends the Planning Commission approve Case No. PDR-541, subject to Exhibit “B-2”, Draft Conditions of Approval.

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