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PUD-138

CITY OF PLEASANTON  
PLANNING DIVISION

EXHIBIT B

# The Flat @ Spotorno Ranch

Planned Unit Development  
City of Pleasanton, Alameda County, California  
AVS Ranch LLC

May 13, 2021

## The Flat at Spotorno Ranch Draft Guidelines



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## A. Note

Specific architectural floor plans, "production house models" from a home builder, specific materials, architectural styles, window and door details are not proposed in this application. Because of the volatility of the housing market, demographic changes, residential construction technology advancements, building and energy code changes, actual individual building design will be submitted for design review and approval following a recorded Planned Unit Development and Vesting Tentative Map. The following examples are included to graphically describe the proposed guidelines but are not intended to be all inclusive.

## B. Outline



Existing Windmill

The purpose of the Spotorno Flat design guidelines is to provide a framework for future home construction within the context of Happy Valley and the remaining Spotorno Ranch. Architectural integration tending towards a way of living that is less consumptive and destructive, and more regenerative and generous. Individual sites will integrate the region's rural agriculture patterns with sustainable residential development creating connections with the existing neighborhoods and to the agricultural open space. The development in its entirety seeks a strategy to encourage healthy living, sustainable lifestyle, and localized choice for outdoor activities. All home designs will require approvals through the process of design from the City of Pleasanton before beginning issuance of a building permit and beginning construction. These guidelines are intended to drive a vibrant development, a new sustainable neighborhood of homes that preserves, protects, and enhances the land's natural landforms and its agricultural and ranching legacy.

## C. A Brief History

The site was originally part of the Rancho de Valle de San Jose. Jean Baptiste Spotorno purchased and settled a portion of Plot 40 in 1867 that was part of the Hardin estate. There was a common corner with Augustine Bernal. To aid in neighborhood access, the land to create Alisal Street was gifted to the county by the Spotorno Family. In 1939, the ranch was sub-divided and later the northern portion was sold to the Lund Family. There have been four generations of continuous agricultural production, recognized by the California Chamber of Commerce as a Heritage Ranch, including dry land grain, grass hay, cattle and sheep grazing. Sixteen feet of right of way was sold to the city in 6 2006 to build Westbridge Lane. The ranch is currently being leased for cattle grazing and grass hay production and following development of the Flat, the remaining ranch land is intended to remain in agricultural use.

## D. Context

The Flat at Spotorno Ranch is a 22-lot subdivision of a portion of the Spotorno Ranch in Southeast Pleasanton bordered on the West by Alisal Street and on the South by

Westbridge Lane. The proposed development is on generally flat treeless terrain currently used for livestock grazing. The existing neighborhood includes a mix of newer luxury homes, a few small farms ranches, the Callipee golf course residential development and other nearby suburban neighborhoods.



View looking East from the Alisal Street corner at the current ranch access.

### **E. 1998 Happy Valley Specific Plan**

Spotorno Ranch is located in the City's Happy Valley Specific Plan Area (HVSP). Applicable goals from the HVSP include maintaining the semi-rural character of the area, protect the natural environment, and giving individual property owners a framework for development. Proposed lots have been clustered into minimum one-acre parcels on the flattest area separated from sensitive wetlands, historic landslides and the existing fault zone.

Outside the Urban Growth Boundary, an approximately 80-acre portion of the original Spotorno Ranch, located to the immediate east and north of this residential development, will continue its ranching operations with the hillsides remaining undeveloped. The following notice will be required as a disclaimer:

*"You are hereby notified that the property you are acquiring an interest in is located within 2,000 feet of agricultural land, agricultural operations or agricultural processing facilities or operations. You may be subject to inconvenience or discomfort from lawful agriculture or agricultural processing facilities operations"*

## **F. Planning Principles**

The primary principle of the design guidelines and standards is to provide for a high-quality single family residential development with the design, location, and orientation of each dwelling unit to be in harmony with the physical semi-rural features of the land and its surroundings. Through a synthesis of open space allowances, water detention strategies, agricultural cultivation, and the introduction of natural habitat, The Flat at Spotorno Ranch will host a unique system of agricultural community integration. Along with walking trails, wetlands, bio-retention, and historic operating windmill, the project is intended to link existing suburban and semi-rural neighborhood with the remaining working rangeland.

## **G. Parcels Owned and Maintained by HOA**

Parcels A and B are owned and maintained by the Home Owner's Association and access will be made publicly available through proposed trails.

Local Flora options proposed for Parcel B include: Dwarf Coyote Brush, Toyon, California Grey Rush, Seep Monkey Flower, Coffee Berry, Evergreen Current, California Rose.

Residences are encouraged to form local shared composting or combine the composting of organic materials with the existing golf course and surrounding home practices. Depending on the need and to avoid visual, noise and odors, a mutually agreed upon location for composting between future residents and existing land owners will be determined.

## **H. Allowed Uses:**

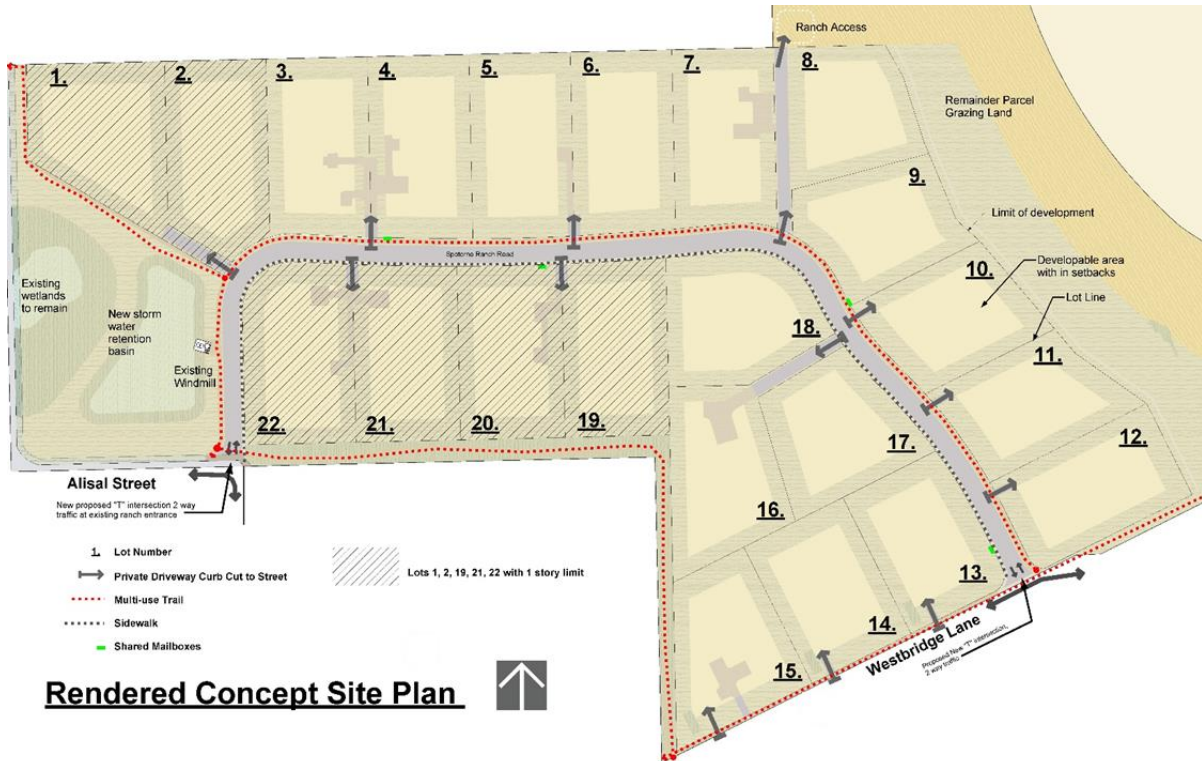
Uses allowed within the development shall be those allowed in the R-1 residential district by the Pleasanton Municipal Code including agricultural uses specified in the City Council Ordinance approving the proposed development (attached).

## **I. Lots with One-Story Building Restriction**

Per the Happy Valley Specific Plan, a minimum total of six lots will be limited to one story. To enhance views from Alisal and relate to existing neighboring structures lots 1 & 2, and 19-22 will be limited to 1 story construction. See Rendered Concept Site Plan.

## **J. Lots with Shared Driveway**

In order to reduce public right of way conflicts as well as maintain a rural quality to Spotorno Ranch Drive the following lots will share 16 ft wide driveways: Lots 1-2, 3-4, 5-6, 7-8-9, 16-17-18, 19-20, 21-22. To control storm water runoff driveways will be constructed of stable yet permeable materials.



**Rendered Concept Site Plan**

**K. Architectural Styles**

When building commences, the architecture is to be informal, reflective of the California ranch vernacular. (HVSP) The following traits will be considered as indicative of ranch architecture: “Ground-hugging” with a low roof and deep overhangs. Ideally, the finished construction would be built from local materials using a combination of wood, stucco, brick, or stone and adhering to a local color pallet. This style tends to have a less ostentatious presence to the street with a generally simple façade, covered entry at grade, and few street side windows allow the home to open up to back yard gardens and fields. Generally, the floor plan is open and spreads out along wings which are one room deep. The plan can be shaped like an “L” or “U” (or splayed) to surround a patio and landscape garden features. Features also include expanses of glass protected by overhangs and screen walls with generally horizontally proportioned windows and use of sliding glass doors. Integrated by design with the floor plan are inclusion of cars, children’s yard equipment, gardens and patios.

While California Ranch Vernacular was envisioned in the Happy Valley Specific Plan other appropriate architectural styles to be considered for building residential design are the following:



**California Colonial Revival / Mexican Hacienda:** a style is marked by the prodigious use of smooth plaster thick (stucco) walls and chimney finishes emulating adobe construction, low-pitched clay tile, shed, or flat roofs, and terracotta or cast ornaments.

Other characteristics typically include small porches or balconies, Roman or semi-circular arcades and fenestration, expressed wooden beam details, wood casement or proportionately tall featured double-hung windows, smaller window openings in general reflecting the hot climate in which the style originated, canvas awnings, and decorative iron trim. Floor plans may include inner courtyards.

The Mexican Hacienda style shares many features of California colonial style but Hacienda-style homes usually have very simple exteriors with little to no decoration. They generally have low-pitched or flat roofs with handmade, red clay roof tiles, thick, adobe walls finished with white stucco, very few small windows with spindles and interior or exterior courtyards. Whites, earth tones, pinks, and light oranges are the predominate colors used in this style.



**Traditional, and Contemporary Farm House:** The farmhouse is elegant and yet simple. It represents a peaceful agrarian life, but at the same time it serves as a home base for its activity, hence connected to productivity. Proportions and scale of the farmhouse derive from practical reasons related to the ease of construction. Traditional materials help intimately tie a new home to its unique place in the world.

On a farmhouse, porches are important as a transition space between home life and farmyard. The porch serves as another room, providing fresh air and open views while maintaining a sense of refuge.



Porch (Front/back or wrap around) with wood columns, floors and ceiling: During the warm season, the outside and inside meet on the porch. Horizontal or board and batten painted wood siding are common to this style.

Windows tend to be smaller with true divided mullion grid patterns and are often grouped together to create larger openings. White or pale neutral colors, again, utilitarian, are the traditional and contemporary colors typically used with windows frames and doors often accented in a contrasting or black color.



**Craftsman / California Bungalow:** It emphasizes horizontal lines, with low-pitched gable roofs that extend far out past the home's exterior walls, often with exposed beams or rafters.

Craftsman homes “showcase hand-worked local materials with decorative elements such as brackets, lintels, and rafters and display an artisanal approach to surface decoration. The over-extended eaves of Craftsman roofs lend themselves to having spacious porches on the front of houses, which featured thick, tapered columns along the perimeter. Typically, the exterior of these homes had painted wood siding, but accents of stucco or stone can be as well—the common theme being an emphasis on earthy tones.

A bungalow refers to a simple, small typically only one or one-and-a-half stories house with a sloping roof and wide porch along the front framed with unenclosed rafters, and typically feature a dormer window or an attic vent designed to look like one over the main portion of the house. Ideally, bungalows are horizontal in massing, and are integrated with the earth by use of local materials and transitional plantings. Bungalows commonly have wood shingle, horizontal siding or stucco exteriors, as well as brick or stone exterior chimneys and a partial-width front porch. Larger bungalows might have

asymmetrical "L" shaped porches. The porches were often enclosed at a later date, in response to increased street noise.



**English Tudor / French Country:** It embodies the romantic ideal of an English country manor. They have a steeply pitched roof, often with multiple overlapping, front-facing gables of varying heights. The majority of their exteriors are stone or brick, but they're accented with decorative half-timbering.

Windows are tall and narrow with multiple panes—sometimes rectangular, sometimes diamond-shaped. Large groupings of windows are common, and occasionally there are picturesque floating bay windows called oriel windows on the first or second story.

Though often not in the center of the house, the front door is still a significant architectural feature on Tudor homes. They typically have a round arch at the top and tend to be bordered by a contrasting stone that stands out against the brick walls.

Finally, Tudor chimneys are another notable element where the details stand out: They often have decorative chimney pots, a stone or metal extension at the top of the brick chimney.

Inspired by the French countryside, French country homes are more subdued, lived-in, and subtle than the super luxurious, ornate exteriors typically associated with French architecture. Defined by natural finishes, simple, neutral color palettes, and some serious inspiration from their natural surroundings.

Design elements include natural stone or brick relatively flat facades, tall hipped tile roofs. The tall, rectangular windows on French country homes add to the symmetry of the structures, windows on the first and second floors are typically perfectly aligned, and often decorated with arches or wooden shutters. Although some homes may use a vivid color as an accent, most French country homes are decorated with white, cream, pale yellow, pale blue, or gray finishes. Texture and warmth can be provided by wood, stone, and other natural accents in the house.



**Mid-century Modern / Modern Contemporary:** They are characterized by a minimalist approach to design and detailing producing an efficient response to residential construction.

Features include very regular and rigorous geometric lines composed in asymmetrical profiles. Separate building materials expressing defined forms and functions are detailed into simple shapes carefully connected into the completed compositional design.

A prominent design feature is low sloped or flat plane roofs often “floating” over planes of glass. Sliding-glass doors and other expansive panes of glass allowed light to enter rooms from multiple angles. Natural light was extremely important in mid-century modern architecture and so the design of the house brought that mix of nature with indoors. Small steps going up and down between rooms creates split-level spaces, even if the rooms’ height differs just a few inches.

A mid-century modern home usually has partial walls, or cabinets of varying heights to create different depths in the space. Mid-century modern houses capitalize on a lot with natural surroundings. To enjoy this advantage, rooms have multiple outdoor views, or multiple access points, encouraging an appreciation of healthy living. Colors tend to be

based using large expanses of binding neutrals accented with contrasting or analogous pairs. For example, orange and brown, chartreuse and gray, teal, brown and white, pink and brown or simply a materials solution of wood, stone, brick, and white.



## **L. Architectural Design Criteria**

### **General**

The selected style shall be consistently applied throughout each property with variation allowed for function, focus, economy, scale and a “sense of history”. A “sense of history” utilizes the concept of “buildings constructed over time” providing variety and interest to individual properties while maintaining an overall sense of place.

### **Quality**

The architectural design of the home should include appropriate architectural detailing and that is professionally executed and complementary to the overall design character of the community.

### **Massing, Volume, and Bulk**

In order to maintain views of the hills beyond, singular, large formal structures are not appropriate. Multiple, articulated, additive forms of varied heights are appropriate to the rural feel.

To enhance the articulation and depth of the architecture, elements are encouraged such as covered porches at entries and patios, entry alcoves, bay windows, entry and parking courts and connective breezeways.

The main residence will have the following limitations:

1. Maximum width of the building's front elevation will be limited to 50% of the lot width.
2. For two-story structures, second floor portion of the building should be recessed from the first-floor building plane and should not exceed 40% of the building footprint.
3. Each elevation shall be composed with inset or projecting elements so as no portion shall be a continuous single plane exceeding 40% of the total length.

To lower perceived height, second floor living spaces are encouraged to be placed within the first-floor roof forms with the use of dormer windows. Rooflines that vary between one, one and one-half and two stories, that have varied ridge heights and that vary the direction of ridges are encouraged.

Architectural volumes of one, one and one-half, and two-story elements are encouraged. A sense of order, proportion, and balance should be expressed in the design. Specific features of the chosen architectural style will be consistent, well developed, and appropriately detailed with a high degree of authenticity and applied to all facades.

#### Color and Material

Material selection and colors are to be appropriate for the building's architectural style.

Highly reflective materials are to be shaded or screened from public view.

#### Front Entry/Porch

For residences sited forward on lots fronting on the public right of way, front porch design is encouraged to enhance neighborhood interaction and maintain safety.

In general, orient home entries to adjacent roadways. Front entry doors and windows are encouraged to be a feature design element of the main residence.

To support front entries facing the public realm, incorporate landscaping to create outdoor spaces. These landscape spaces in the front setback area may include low fences and or walls or other structural garden elements that can provide privacy and reduces the perceived possible two-story massing beyond. These elements shall be consistent with and reinforce the primary residence design.

#### Elevations

Front elevations shall show depth and a variety of architectural projections. Side and rear elevations shall allow for privacy to neighboring properties with special care given to second story windows and balconies.

#### Fenestration

Windows, doors, and trim detailing shall match the selected architectural style and be consistent on all elevations. Variation allowed for solar orientation. Reflective of the historic styles true divided light windows are encouraged with windows and doors recessed to minimize glare where appropriate. For more contemporary styles large areas of glass shall be specified bird friendly and shaded from excessive glare.

### Balcony Design

Balconies on the upper level should be designed in keep with the scale and character of the home. The location and design should consider the privacy of the adjoining neighbors.

### Roof

Roof form, color, and material should be compatible with the architectural style.

### Garage

Side entry garages are encouraged. When garage doors is not the main feature, the garage should provide windows, overhangs and other detail and articulation on the street facing façade.

Visual screening of garage doors from the public right of ways are required. To further break up the scale, use of multiple single garage doors, not double- wide doors, are required for side-by-side stall garages.

### Off-Street Parking

To maintain the rural appearance of the general area, Spotorno Ranch Drive will have no parking along the public right of way.

The primary residence on each lot shall provide a minimum 3 car garage and or covered carport screened from public view.

An accessory dwelling unit shall provide a minimum of a single car garage and or covered screened carport.

Individual lots will require in addition to garage space, a minimum of four on site visitor parking spaces shall be provided with ample on site turn around space eliminating the need for vehicles to back out onto the public right of way.

### Fence and Walls

Fence, wall plans, proposed materials and details shall be submitted as part of the design review application and shall be designed to relate to the main residence and the functional uses on the remainder of the lot.

Fencing shall be an open design comprising of wrought iron, or other patterned open metal grid supported by masonry, metal, or wood posts.

Fencing in the front yard may be composed of wood posts supporting wooden or wood simulated horizontal spaced boards and braces.

Side and rear fences shall be a maximum of 7 feet in height.

No fences in the front yard area.

### Landscape

Planting material needs to meet the City's Water Efficiency Landscape Ordinance (WELO) and Bay Area Friendly Basics.

The following is a list of recommended planting:

1. Perennials: citrus trees, dwarf apple, pear, plum, apricot, almond and nectarine. Additionally, avocados, walnut and persimmons are being considered. Berry vines and grapes for wine can cover fences, arbors and trellises. Other perennials that may include sorrel, New Zealand spinach, golden berries, chives, chayote, Malabar spinach, and sunchokes.
2. Drought tolerant plantings: olives, millet, sorghum, arugula, African basil, okra, cowpeas, and mesquite.

Additional Criteria:

Accessory Dwelling Units and other structures on each lot shall be designed to appropriately relate to the main dwelling in context and detailing.

Air conditioning and pool heating equipment is to be enclosed and screened from view. Such equipment is to be located and/or acoustically shielded so as to protect neighboring properties from annoying noise level and shall comply with the same setbacks as accessory structures.

All equipment needs to meet the City's Noise Ordinance, Chapter 9.04.

Outdoor lighting shall be designed to minimize nighttime disruption. Lamp sources should be shield from view and light source directed downward. Avoid glare over the public right of way. Utilize timers and motion detectors to reduce continuous use. Individual addresses will be clearly displayed at each residential entry per the fire department.

Mailbox location should be coordinated with the USPS. All Mailboxes shall be integrated into the local architectural design and shall include addresses displayed.

The storage of recreational vehicles is required to be completely screened from the public right of way separate primary from the residence required parking spaces.

**M. Development Standards:**

Setbacks

Setbacks are defined as the horizontal dimension from property line to structures.

Primary Residence:

- Front yard: 35 ft. minimum
- Side yard: 25 ft. minimum; Street-side side yard 30 ft. minimum
- Rear yard 35 ft. minimum

Detached accessory structures including pool and spa structures:

- Side 10 ft. minimum
- Rear 10 ft. minimum
- Retaining walls greater than 30 inches high are considered structures.

Detached accessory structures including pool and spa are not allowed in the front yard setback area.

### Building Height

Building height is measured from the existing grade to the peak of the structure. Exceptions can be granted to exceed height limits through design review for passive and/or active energy systems that are integrated into the architectural design

Primary Residence:

- One-Story: 24 feet maximum
- Two-Story: 30 feet maximum

Detached Accessory Structure:

- 15 feet maximum

### Floor Area Ratio (FAR)

FAR is defined as the ratio of the total main residence area in proportion to the total gross lot area. The Gross Floor Area will include the total covered area of all floors of a single-family dwelling measured to the outside of perimeter walls.

Maximum floor area ratio (FAR) area allowed for each lot is 20% of lot area, with the following exempt from FAR calculation:

- Basements - basements including light wells that extend no more than 24" above average finished grade viewed from public street frontage.
- Up to 700 square feet of garage area is excluded from the FAR calculations
- Structures open on all sides.
- Architectural features - including decks, patios, bay windows, and chimneys.

### Accessory Dwelling Unit (ADU)

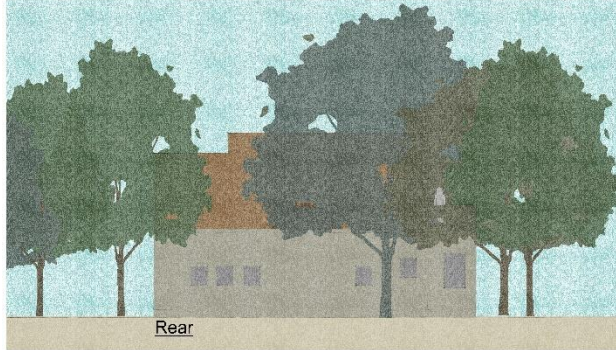
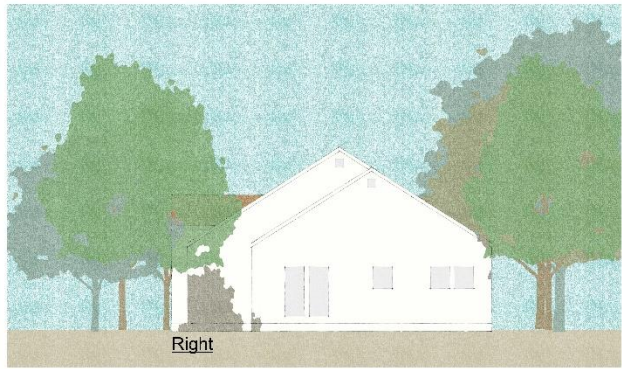
ADUs shall conform to Section 18.106 of the Pleasanton Municipal Code for ADU. Additionally, the following criteria in setbacks and height apply to detached ADUs:

- Setbacks: 10 feet from the rear and side property lines.
- Height: 25 feet  
16 feet for Lots 1, 2, 19, 20 21, and 22,

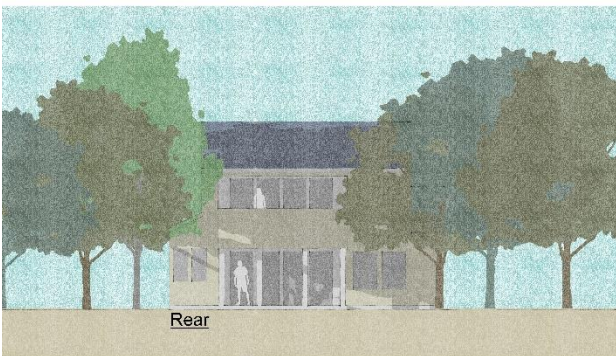
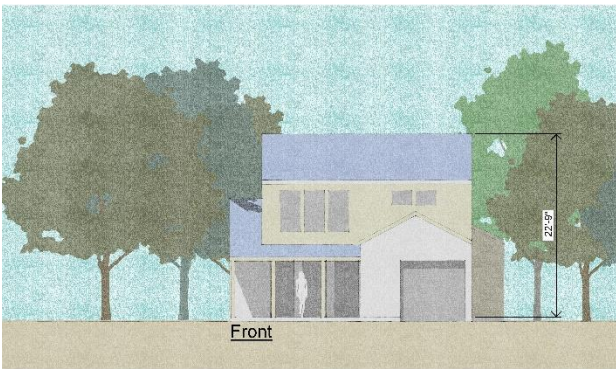
Height is measured from the existing grade to the highest point of the structure.

A detached ADU on lots other than Lots 1, 2, 19, 20, 21 and 22 may be a two-story ADU or may be located above a detached garage so long as it does not exceed the maximum allowable height. Examples of ADUs are shown below.





Massing Example 2: Accessory Dwelling Unit - Main floor + Roof Attic / Loft Living Space 1,000 total sq. ft. plus 200 sf single car parking



Massing Example 3: Accessory Dwelling Unit - Main floor + 2nd Floor Living Space 1,000 total sq. ft. plus 200 sf single car parking

No structure or landscape element, shall obstruct neighboring parcels from the ability to collect solar energy during the hours of 9 am to 3 pm PST year around. Trees will be the responsibility of each owner to maintain.

### Building Separation

For any structure for the purpose of housing livestock or poultry shall be a minimum of 20 ft from any habitable space on the same site.

### **N. Sustainability Principles:**

- Intended residential building goal would be to design for Net Zero Energy producing as much energy as consumed.
- Residential buildings shall be at a minimum all electric utilizing solar photo voltaic collection, as mandated by state and local requirements with fossil fuel powered farm equipment and generators excepted unless proven newer technologies are available providing more effective environmental protection strategies.
- In order to reduce energy loads the following strategies should be considered:
  - Solar orientation
  - Overhangs and shade protection
  - Interior daylighting
  - Super insulated, minimized thermal transfer
  - Increased thermal mass
  - High performance windows, minimum U 0.24
  - Cool and or green roofs
  - Natural convection cooling
  - Radiant heating and cooling
  - Ground sourced thermal heat pump
  - Hot Water: Tankless gas water heater with smart recirculation pump
  - LED lighting
  - Smart building management of the environmental controls
  - All electric state of the art in high efficiency appliances
  - Battery storage coupled with electric vehicle battery storage
- Reduced water consumption using low water planting with smart irrigation systems, low flow fixtures, CAL Green mandatory fixture performance. Lot owners are encouraged to store and use recycled gray water and captured rain water. Such use would require City approval.
- Consider dual plumbing for recycled water, rain water harvesting, on site filtration.
- Rodent protection CAL Green mandatory requirement
- Choose healthy non-hazardous materials and construction methods to maximize indoor air quality. CAL Green mandatory requirement

### **O. Construction Principles**

- All construction practices to follow Alameda County and City of Pleasanton current requirements for new construction including hours of work, dust and noise control, recycling and waste management.
- Custom home builders can consider modular or factory assembled components for reduced waste, speed of construction, and reduced onsite impacts. Open flat lots allow for delivery of large-scale building parts and crane installation.
- Custom home builders can consider rammed earth construction utilizing local fire resistive building materials and naturally creating building mass.
- Maintenance and operation manuals for each new residence are provided per CAL Green mandatory requirement

- Pollutant Control of ventilating infrastructure per CAL Green mandatory requirement
- Building Construction to use only finishes, adhesives, sealants, caulks, paints and coatings with required Volatile Organic Compound limits per CAL Green mandatory requirement.
- Carpet and flooring materials, composite wood products with required Volatile Organic Compound limits per CAL Green mandatory requirement.

**P. Fire Protection:**

- All structures will be constructed under the latest applicable fire codes for low density residential buildings with review and approval by Cal Fire, the City of Pleasanton Building Department, and the Livermore Pleasanton Fire District.
- All structures to be constructed of fire resistive materials with fireproof roofing materials.
- Residential construction to be equipped with automatic sprinkler systems.
- Individual property owners are required to administer fire safe landscaping practices.
- Remainder ranch operations will maintain a minimum thirty-foot fire break between residential properties and open range land.