

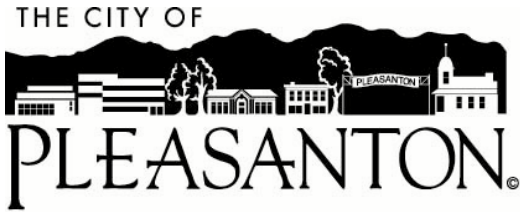
EXHIBIT A

Discussion Points

P18-0075

990 Sycamore Road

- A. Would the Planning Commission support the requested NSSP amendments including the following:
- Amending the land use designation for a one-acre portion of the site, from PUD-A to PUD-LDR, to allow the site to be developed with five lots instead of three;
 - Amending the NSSP text to allow one of the PUD-A lots to be less than an acre in size, so the creek can be located within one of the two PUD-A parcels;
 - Realigning the multi-use trail as shown in Figure 5;
- If not, is some alternative number of lots (more than three) or lot configuration more appropriate? (Alternatives include, for example, two lots fronting Sycamore Creek Way and two to the south; or three lots along Sycamore Creek Way, and a single large lot to the south)?
- B. If the Planning Commission supports a Specific Plan amendment for density increase, should the applicant be required to provide additional amenities beyond those required for a three-lot subdivision? If yes, what amenities should be considered?
- C. If the proposed specific plan amendment is supportable, does the Commission support staff's other recommendations with respect to the project including:
- Requirement for PUD-LDR lots to conform to a 15,000 square foot minimum.
 - Reduction of proposed FARs to be more consistent with adjacent development.
 - Regrading of the site to make future pad heights more compatible with adjacent lots.
 - Modifying the trail design to be a minimum 12 foot-wide, multi-use facility, consistent with the existing trail.
- D. What other information would assist the Planning Commission in its decision on the proposed project (e.g., additional photo simulations, additional technical reports or other information)?



Planning Commission Staff Report

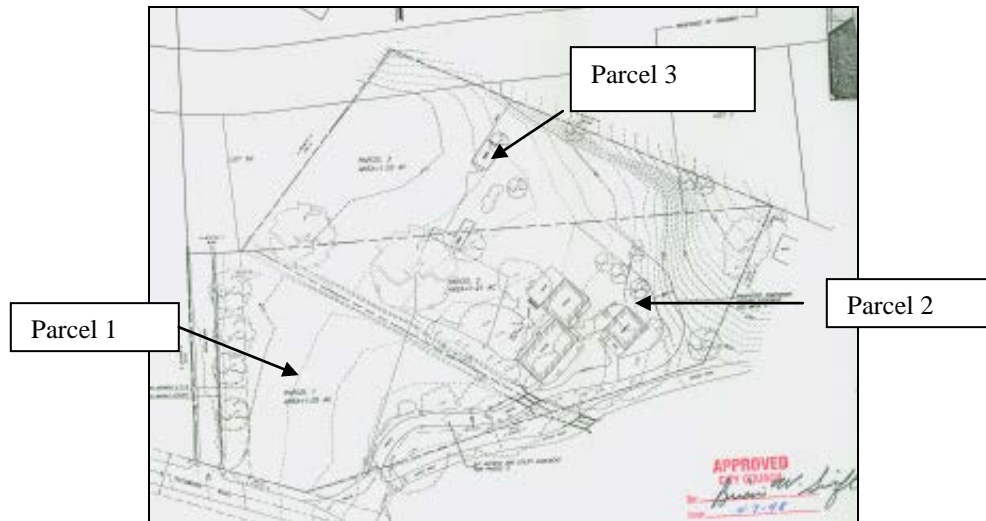
March 12, 2008
Item 6.c.

- SUBJECT:** PUD-53
- APPLICANT/
PROPERTY OWNER:** Bringhurst, LLC
- PURPOSE:** Work session to review and receive comments on a proposal to subdivide an existing 3.28-acre parcel located at 990 Sycamore Road into five lots whereas the North Sycamore Specific Plan has allocated three lots for the subject site.
- GENERAL PLAN:** Low Density Residential-One dwelling unit per 2 gross acres.
- SPECIFIC PLAN:** North Sycamore Specific Plan: Agricultural
- ZONING:** Rezone from the existing PUD-A (Planned Unit Development-Agricultural) to PUD-LDR/A (Planned Unit Development-Low Density Residential/Agricultural) District
- LOCATION:** 990 Sycamore Road
- ATTACHMENTS:**
1. Location Map
 2. Exhibit A – Conceptual Site Plan dated “Received February 26, 2008”
 3. Exhibit B – Discussion Points
 4. Exhibit C – Public Comments

BACKGROUND

The subject site is located within the North Sycamore Specific Plan (NSSP) area. In September of 1992, the NSSP area was developed and designated lands throughout the plan area. It also pre-zoned lots that were not going to develop at that time and did not provide a development plan including this site as well. The zoning designation for this site was Agricultural (PUD-A) District which requires a minimum of one-acre lot sizes.

In December of 1997, the previous owners processed PUD application (PUD-97-21) to subdivide the site into three parcels, meeting the one-acre site requirement of the PUD-A district. This proposal as shown below was approved.



PUD-97-21 Layout

Parcel 1 and Parcel 2 (where the existing house is located) would take access from Sycamore Road, and Parcel 3 would take access from the now Sycamore Creek Road, which at the time of the PUD approval, did not exist. The proposed development was too small in scale to complete the required road and infrastructure for Sycamore Creek Road and therefore had conditions imposed such that development and/or a final map would not be allowed until City services could be provided. Greenbriar Homes had developed a proposal for an adjacent 111-lot development process. The City Council thus granted the approval conditioning the project as follows:

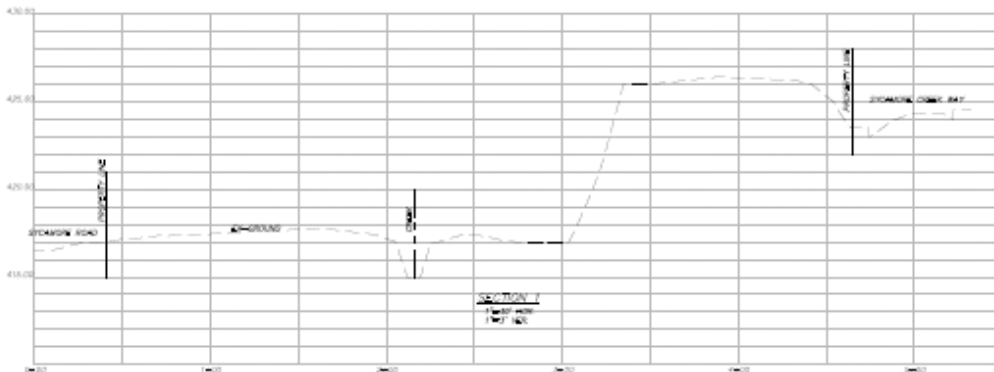
2. *A final map creating parcels “1”, “2”, and “3” of this PUD development plan shall not be recorded until such time that City sewer and water service is available for use by the new homes in this development. It shall be the determination of the Planning Director and City Engineer as to when these services are deemed available.*
3. *The final map creating Parcel “3” of this PUD development plan shall not be recorded until such time that the access to the parcel can be provided by the new East-West Collector road identified in the North Sycamore Specific Plan. The temporary access easement to Parcel 3 shown on the PUD development plan is not approved and shall not be established or constructed. It shall be the determination of the Planning Director and City Engineer as to when the access to this parcel from the new street is available for use.*

The approval for the three lots expired because no final map for the project was filed.

In February 1998, the City Council approved the Greenbriar PUD development for Bridle Creek which had 111 single-family homes on a combined adjacent 56.2-acre site. This project was required to construct all of the infrastructure that would eventually benefit the site now owned by the Bringhursts. By 2003, all of the Bridle Creek homes were constructed and City utilities were installed.

In October of 1999, the City Council approved PUD-97-12 (Sycamore Heights/Summerhill) for the construction of 48 homes on a combined 34.65-acre site also adjacent to the subject site. The Sycamore Heights development is located to the immediately north of the subject site.

At the time of the construction of the building pads for the Sycamore Heights project, grading was allowed on the subject site that mirrored the approved terraced building pads for Sycamore Heights. Additionally, all City services were stubbed to the three parcels that were created with a remainder of the original site approximately 8-10 feet lower in elevation than the remaining portion of the site. There are notations from the City approving this construction; the newly constructed pads were inspected along with the Sycamore Heights project. There was some discussion and interest at the time whether or not Summerhill would be interested in processing a modification to the PUD to allow the three homesites to be developed as a part of the Sycamore Heights development but it was not picked up during the completion of that subdivision.



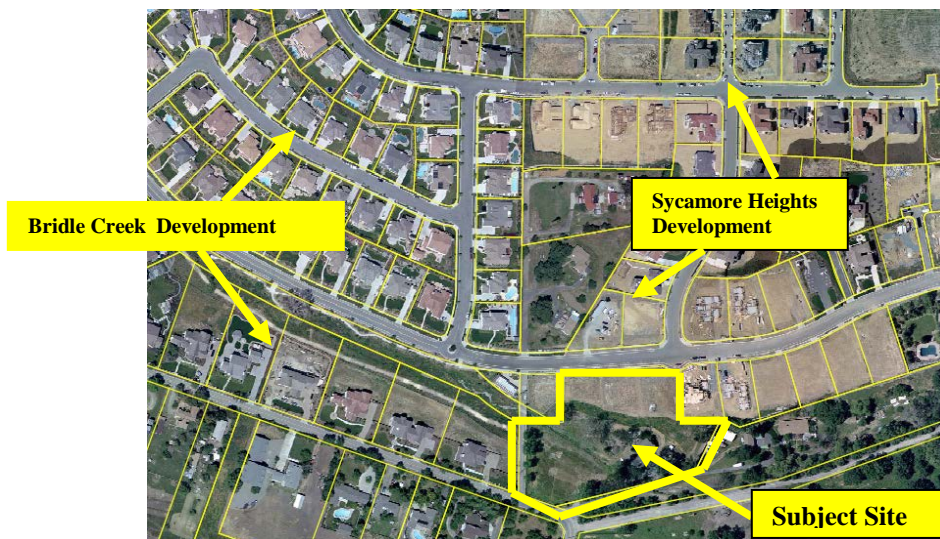
Site Cross Section

Staff is bringing this project to the Planning Commission to consider and affirm the decisions made at that time which allowed the construction of these pads that have been roughly graded and therefore determine the support for a modification to the North Sycamore Specific Plan and a modification to the PUD to allow two additional lots.

SITE DESCRIPTION

The site is currently zoned Planned Unit Development – Agricultural (PUD –A) District and the uses for the property generally correspond with the Agricultural District designation of the City’s Municipal Code (Chapter 18.28). This designation allows one single-family residences per one acre parcel. As noted above the previous approval expired, therefore no development plan is in force or approved for the property.

The subject site abuts both Sycamore Road (front) and Sycamore Creek Way (rear). It is irregular in shape and is measured approximately 3.29-acre in area. A seasonal creek, Sycamore Creek, bisects the existing parcel in an east-west direction. The site presently includes a single-family home (built in two phases, an older cement block carriage home portion and a newer more contemporary addition). The property also has a detached garage and two shed-type outbuildings. Access to the existing home is provided by a 15-foot wide driveway accessed from Sycamore Road. The driveway crosses a bridge over the ephemeral creek. As noted above, this creek divides the lower portion of the site naturally into two distinct parcels. The driveway east of the bridge is paved entirely with asphalt; the western portion is gravel. Existing landscaping includes eucalyptus, acacia and other exotic species, as well as several native trees such as valley oak, sycamores, and California black walnut trees generally located in the area of the creek closest to the residence. Other shrubs, grasses, and groundcover surround the existing home.



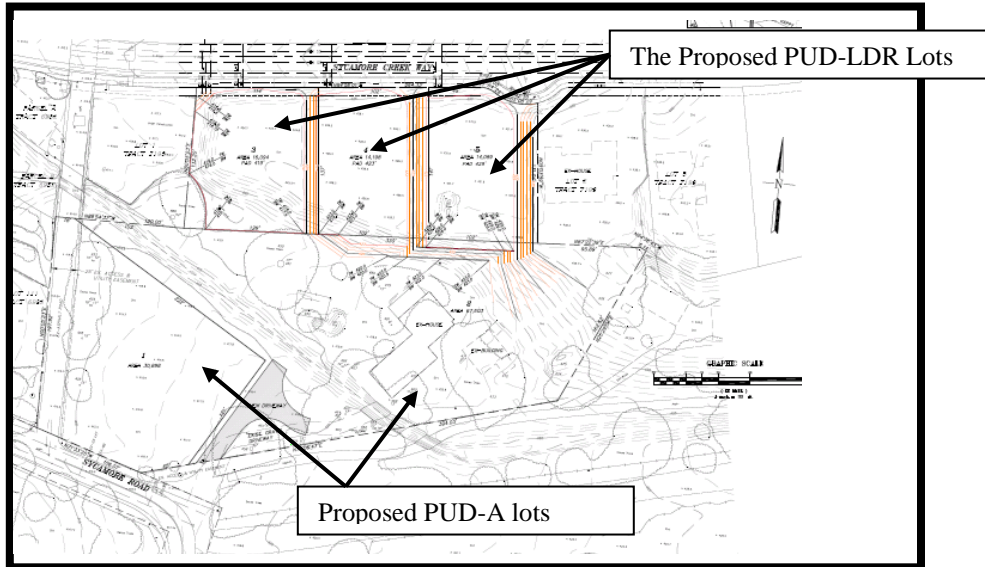
The surrounding homes are generally newer homes; the site is bordered on the west by Greenbriar’s Bridle Creek development, to the north by Summer Hills’ Sycamore Height development, and east and south by existing older single-family residences.

PROJECT DESCRIPTION

The applicant proposes to rezone the subject site from PUD-A (Planned Unit Development-Agricultural) District, one home per acre, to PUD-A and PUD – LDR (Planned Unit Development-Low Density Residential) District, two homes per acre, to increase the density from three lots to five lots. The following table shows the proposed land use designation and lot sizes.

PUD-97-21			PUD-53		
Lot Number	Land Use	Lot Size	Lot Number	Land Use	Lot Size
No. 1	PUD-A	1.05 acre (45,738 sq.ft)	No. 1	PUD-A	30,898 sq.ft
No. 2	PUD -A	1.21 acre (52,708 sq.ft.)	No. 2	PUD-A	67,603 sq.ft.
No. 3	PUD –A	1.03 acre (44,867 sq.ft.)	No. 3	PUD-LDR	16,049 sq.ft.
			No. 4	PUD-LDR	14,198 sq.ft.
			No. 5	PUD-LDR	14,098 sq.ft.

Access from Lot 1 would be from Sycamore Road. Lot 2 has an existing residence and it would continue to use Sycamore Road for egress and ingress. Lots 3-5 would be from Sycamore Creek Way.



Proposed PUD-53 Layout

DISCUSSION

Specific Plan Amendment

Discussion Point No. 1 – Should the proposed Specific Plan Amendment be approved to allow for a density increase?

The NSSP allows for an ultimate 246 homes within the Specific Plan area, which includes 220 new homes. The area of the current Sycamore Heights development, north of the subject site, is zoned PUD-LDR District, which allows for a density of two homes per one acre. As such, 69 homes were allocated for the combined 34.65-acre site by the Specific Plan; however, 48 homes were approved and constructed; 11 homes less than the anticipated density. As such, the proposed increase of the proposed two additional lots would not impact the overall density within the NSSP.



View of the Subject Site from Sycamore Heights Development



View of the Site from Sycamore Road
with Sycamore Height Development in the Background

Staff comments: With no impact to the overall number of housing units as identified in the NSSP, staff thought it would make sense to allow a change of this portion of the site from the current PUD-A to PUD-LDR so that the development of this site could be made as an integral part of the Sycamore Heights Development, in terms of lot sizes and home styles. If it is left as a PUD-A lot, it could conceivably have a home that is not in character (i.e. size, architectural style, etc.) with the development surrounding it.

Discussion Point No. 2 – Assuming that it is supportable to have this portion of the lot be changed from PUD-A district to PUD-LDR district, would the proposed lot size be suitable?

The lots in the Sycamore Height development abut Sycamore Creek Way and range from 12,975 square feet to 20,313 square feet. The NSSP allowed PUD-LDR lots to be 12,000 square feet and 15,000 square feet; however, in this particular location, the NSSP specifies the minimum lot size to be 15,000 square feet. The proposed lot sizes are 16,094 square feet, 14,198 square feet, and 14,089 square feet.

Staff Comments: A review of the proposed PUD plan, the lot configurations are driven by the topography of the site, i.e. the lot lines of the three proposed PUD-LDR lots are located at the top of the slope. It is possible to relocate the rear lot line of all three lots toward the south (Lot 2) to gain additional square footage in order to satisfy the required 15,000 square foot minimum lot size. This approach may not be wise from planning perspective. Since the NSSP allows

PUD-LDR lots to be either 12, 000 square feet or 15,000 square feet, staff believes that flexibility exists to adjust the lot sizes in exchange for a better development.

Discussion Point No. 3 – Would the layout for the proposed PUD-A lots be acceptable?

As previously mentioned, a seasonal creek bisects the site from an east to west direction. The previous PUD-97-21 proposal showed that the proposed lot line between Parcel 1 and Parcel 2 was located in the middle of the creek; thus, both parcel owners would have equal responsibility for the creek maintenance. This proposed shows that the lot line between Lo1 and Lot 3 is on the top of the creek bank; as such, the seasonal creek would be within in Lot 2 for its entity. This proposal would result in Lot 1 not meeting the minimum lot size of one acre as specified in the NSSP.

Staff Comments: Again, from planning perspective, this proposal of having the seasonal creek be located on one parcel rather than two is a better solution for creek maintenance. This proposal would also avoid any possibility of having a fence constructed within any portion of the creek delineating the property line and/or define the areas of responsibility. Staff again believes that the NSSP offers flexibility in determining lot sizes.

PUBLIC NOTICE

Notice of this workshop was sent to all property owners and occupants within 1,000 feet of the subject property.

Bob Mound, 806 Sycamore Creek Way, and Phyllis Ho, 750 Sycamore Creek Way, object to the proposed modifications.

Vince Barletta requested for a copy of the proposal and commented that it may not be a noticeable change if the proposed includes three lots on Sycamore Creek and two along Sycamore Creek Way.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission review the items identified by staff for discussion and provide direction concerning desired changes to the proposal.

Staff Planner: Jenny Soo, Associate Planner, 925.931.5615, email: jsoo@ci.pleasanton.ca.us

Exhibit B

PUD-53

Work Session Discussion Points

- Discussion Point No. 1 – Should the proposed Specific Plan Amendment be approved to allow for a density increase?
- Discussion Point No. 2 – Assuming that it is supportable to have this portion of the lot be changed from PUD-A district to PUD-LDR district, would the proposed lot size be suitable?
- Discussion Point No. 3 – Would the layout for the proposed PUD-A lots be acceptable?

PUD-53, Bringhurst, LLC

Work session to review and receive comments on a proposal to subdivide an existing 3.28-acre parcel located at 990 Sycamore Road into five lots whereas the North Sycamore Specific Plan has allocated three lots for the subject site. Zoning for the PUD-A (Planned Unit Development – A) District.

Commissioner Fox disclosed that she met with the applicant.

Commissioner Narum disclosed that she met with the applicant.

Chair Blank noted that he had not met with the applicant.

Commissioner Olson noted that he had not met with the applicant.

Ms. Soo summarized the staff report and described the background, scope, and layout of the proposed project.

Commissioner Pearce noted that the Specific Plan allowed the lots to be 12,000 square feet or 15,000 square feet and that this particular location specified a minimum lot size of 15,000 square feet. She requested an explanation of that discrepancy. Ms. Soo noted that the option was to have low density residential with a 15,000-square-foot or a 12,000-square-foot minimum lot size.

THE PUBLIC HEARING WAS OPENED.

Margo Layton, applicant, described the background of this proposed project and noted that over 2,600 square feet of their land was needed for a collector road. She noted that they made life easier for the City and the Sycamore Heights development by agreeing to a lot line adjustment. She noted that allowed for the new Sycamore Road. She noted that the change made it apparent to her that the acre along Sycamore Creek Way had more in common with the Sycamore Heights development than her other two acres; it was surrounded on three sides by LDR and became a wide, shallow lot. She noted that dividing the acre into three lots would create uniform lots with evenly increasing pad elevations. She noted that Lot 3 was cut slightly high so they did not go under the existing legacy sycamore trees. Their goal was to create homes that would complement the existing Sycamore Heights homes in size, style, and color. She noted that the extra dirt from the adjacent lots could be used, rather than offhauling dirt with trucks and trailers through the streets of Pleasanton, followed by hauling more dirt back in.

Ms. Layton noted that it was not easy requesting additional density when many of the residents wanted fewer homes. She believed this project would improve the continuity and flow of the style and size of the houses along Sycamore Creek Road. She believed it would utilize existing roads and infrastructure with minimal impact on the community. She noted that the area was designed to accommodate more houses than were built. She did not want to change the semi-rural feel of the community, but wished to complete it. She noted that they were able to install utilities at the time the other homes were built so they would not have to tear up the road at a later time. She noted that they had no plans to alter the existing zoning or density of the

two-plus acres off Sycamore Road, which would remain agricultural, with no change to the feel of the neighborhood or any increase in traffic beyond that which was already allowed.

With respect to lot size, she noted that staff agreed that there was only a minor discrepancy in lot size, which was determined by lining up the fences of the Sycamore Heights homes above and below their project. She would like to retain a straight, clean fence line, and pushing the fence into Lot 2 would place it below the drip line of the heritage sycamore tree, which they would like to avoid. She noted that Lot 3 was larger than the 15,000 square foot limit because their neighbor's existing sycamore impacted the visible area on the lot. The average square footage of all three lots was just over 14,793 square feet, which was very close to 15,000 square feet. She wished to remind the Commission that they had donated land to the City for the construction of the new collector road. She noted that because the restrictions on Lot 1 were beyond her control, staff had assured her that they would be able to retain it as a one-acre agriculturally zoned lot. She noted that when combined with Lot 2, these agriculturally designated lots were well over the minimum one acre.

Ms. Layton noted that the response from the neighbors had generally been positive and understood that people who opposed items usually wrote to City staff. She submitted copies of correspondence that was positive and noted that no speakers who opposed the project were in attendance. She wished to assure the residents along Sycamore Road that they did not intend to change the rural feel of the area, would not add traffic to Sycamore Road, and would not increase density beyond that which is already allowed. She noted that her family had lived in the area for many years and had the support of Planning staff; she requested the Commission's support and input on her proposal.

Lila Bringhurst, applicant, noted that Ms. Layton was her daughter and detailed the background of the proposed family project. She noted that Ms. Layton did not have any sewer service and brought her water up from a well. She requested the City's help in moving this project forward.

Howard Roundtree noted that he owned a property in the Sycamore Heights area and noted that he looked at the three pads every day. He had invited Ms. Layton to the next board meeting on April 23, 2008 at the Senior Center to discuss the lots. He could support this project conceptually and needed to discuss it with his wife.

Ms. Layton thanked Mr. Roundtree for attending and welcomed any questions from her neighbors.

THE PUBLIC HEARING WAS CLOSED.

In response to an inquiry by Commissioner Fox regarding whether the Planning Director or the Public Works Director signed off a grading plan, Ms. Decker replied that the plan check process began by a submittal to the Building and Safety Division and routed through Public Works. The project planner would inspect the plans to determine whether they were in conformity with what had been approved with the PUD or Tract Map. In this case, a modified plan came forward, which was signed off; it was an opportunity to take off-haul material from the Summerhill development and place it on the site, which was allowed.

Commissioner Fox requested a copy of the signed-off plan. Ms. Decker replied that staff had not intended to exclude it. She noted that the pads had been developed by using the Summerhill offhaul and that the utilities had been stubbed to the sites as well; the stubs had been inspected by City staff at the time, and then approved. She noted that they had not gone through the Planning Commission. She noted that there was no entitlement or Specific Plan Amendment to create these pads. The pads were created as part of the Summerhill development by taking the offhaul, which was approved and inspected by the City in conformity with the grading requirements.

In response to an inquiry by Chair Blank regarding the date when the pads were created, Ms. Decker replied that that occurred in 2003.

In response to an inquiry by Commissioner Fox regarding whether there was a detailed approval allowing the lots to be leveled at specific heights and to stub them with utilities, Ms. Decker replied that the City did not have that level of specific documentation in this case. She advised that the City was not asking the Planning Commission to condone actions that may not have gone through the appropriate process. She noted that at the time, the developer was selling homes quickly and saw an opportunity to develop this parcel. Negotiations for lot line adjustments led to three additional pads and accommodation of offhaul material to be placed at the closest location to the Summerhill site. She believed it seemed reasonable, at that time, to take the Summerhill offhaul and place it at the upper site. She noted that the North Sycamore Specific Plan showed road alignments that were slightly different from the alignment of the roads at the present time. Staff used the documents to determine the concept and the intent for the development of the area. However, this project would require a Specific Plan Amendment for both density and zoning. As to the question of density, she noted that the Summerhill development had not completely built out all of the units. Some lots had been combined for a larger pad. Therefore, overall density in the North Sycamore Specific Plan area would not be increased because the lands were zoned PUD-A. She noted that the applicants were in a difficult position because the City had allowed to place offhaul, to compact, to build benches, to construct, and to provide utilities to three lots; there was no single package with building plans for the development of those sites.

Commissioner Fox noted that she had not seen a situation with a Specific Plan, featuring grading that presumed that a Specific Plan Amendment would be approved, as well as home sites that were not originally in the plan.

Commissioner Olson noted that this was a good example of something that had been done incorrectly in the past and was not as concerned about the past occurrences as long as it could be made right in the present.

Commissioner Narum noted that the discussion points were all related.

Discussion Point 1 – Should the proposed Specific Plan Amendment be approved to allow for a density increase?

Discussion Point 2 – Assuming it is supportable to have this portion of the lot be changed from PUD-A district to PUD-LDR district, would the proposed lot size be suitable?

Discussion Point 3 –Would the layout for the proposed PUD-A lots be acceptable?

Commissioner Narum noted that she would like to address all three discussion points at once. She would be willing to support the density increase provided that those lots along Sycamore Creek were done in a manner consistent with the setbacks. She would like to see a transition from the lot on the left to the lot on the right in terms of the front setbacks. She noted that the side setbacks were consistent with the Specific Plan and was more interested that it presented a visually consistent setback. She noted that most of the houses in Sycamore Creek had side driveways, with the exception of the lot to the left. She had some concerns about the lot to the left being 12,000 square feet or smaller, and because of the grading, the adjacent lot was the largest at 16,000 square feet. She would be more supportive of the project if the lot sizes could be closer.

With respect to Discussion Point 1, Commissioner Olson believed the Planning Commission should approve the Specific Plan Amendment. He did not view it as a density increase because the number of total homes originally approved was not increased.

With respect to Discussion Point 2, Commissioner Olson agreed with Commissioner Narum's points about the site being consistent with the rest of the neighborhood and would support the change from PUD-A to PUD-LDR. He believed the proposed lot sizes were as good as they would get. He believed it was a sensible solution, and the argument for doing it was compelling.

With respect to Discussion Point 3, Commissioner Olson would find that acceptable.

With respect to Discussion Point 1, Commissioner Pearce agreed with the comments made by Commissioners Narum and Olson. Her main concern was that the homes be consistent in appearance with Sycamore Creek Way, including setbacks. She preferred that the largest lot be placed next to Lot 2 and then go down in lot size from there if the current grading allowed. She agreed with Discussion Points 2 and 3.

With respect to Discussion Point 1, Commissioner Fox did not believe the Specific Plan Amendment should be approved to allow a density increase to five lots. If this application returned to the Planning Commission, she would like staff to use the SPA nomenclature in identifying the case, rather than using a PUD number.

With respect to Discussion Point 2, Commissioner Fox noted that the North Sycamore Specific Plan discussed a minimum lot size of 15,000 square feet and indicated that she would be amenable if the lots were graded for 15,000 square feet each.

With respect to Discussion Point 3, Commissioner Fox believed the layout for the proposed PUD-A lots would be acceptable.

Commissioner O'Connor was not open to changing Specific Plans for density purposes. He did not believe it was appropriate to transfer densities to other lots that did not use all of their density. He believed that the rural part of Pleasanton was designated for three lots for a reason. He could support turning the three lots on Sycamore Creek into two lots. He believed the remaining portion on Sycamore Road should remain as one lot.

With respect to Discussion Point 1, Chair Blank noted that he could support a density increase under very restrictive circumstances and believed it was very important to remain consistent throughout the City.

With respect to Discussion Point 2, Chair Blank believed that consistency in the lot size was subordinate to architectural consistency. It appeared to him that this issue had not been handled correctly in the beginning and did not believe the property owner should be punished for that occurrence.

With respect to Discussion Point 3, Chair Blank believed the layout of the lots were generally acceptable. He strongly encouraged the property owners to spend the time and money to have high-quality visuals performed to get a sense of how the project would fit into the neighborhood, what the viewsapes would be, what the landscaping would look like, and what the impact on the neighborhood would be. He would not want the homes to look too dense by design.

No action was taken.

EXHIBIT D

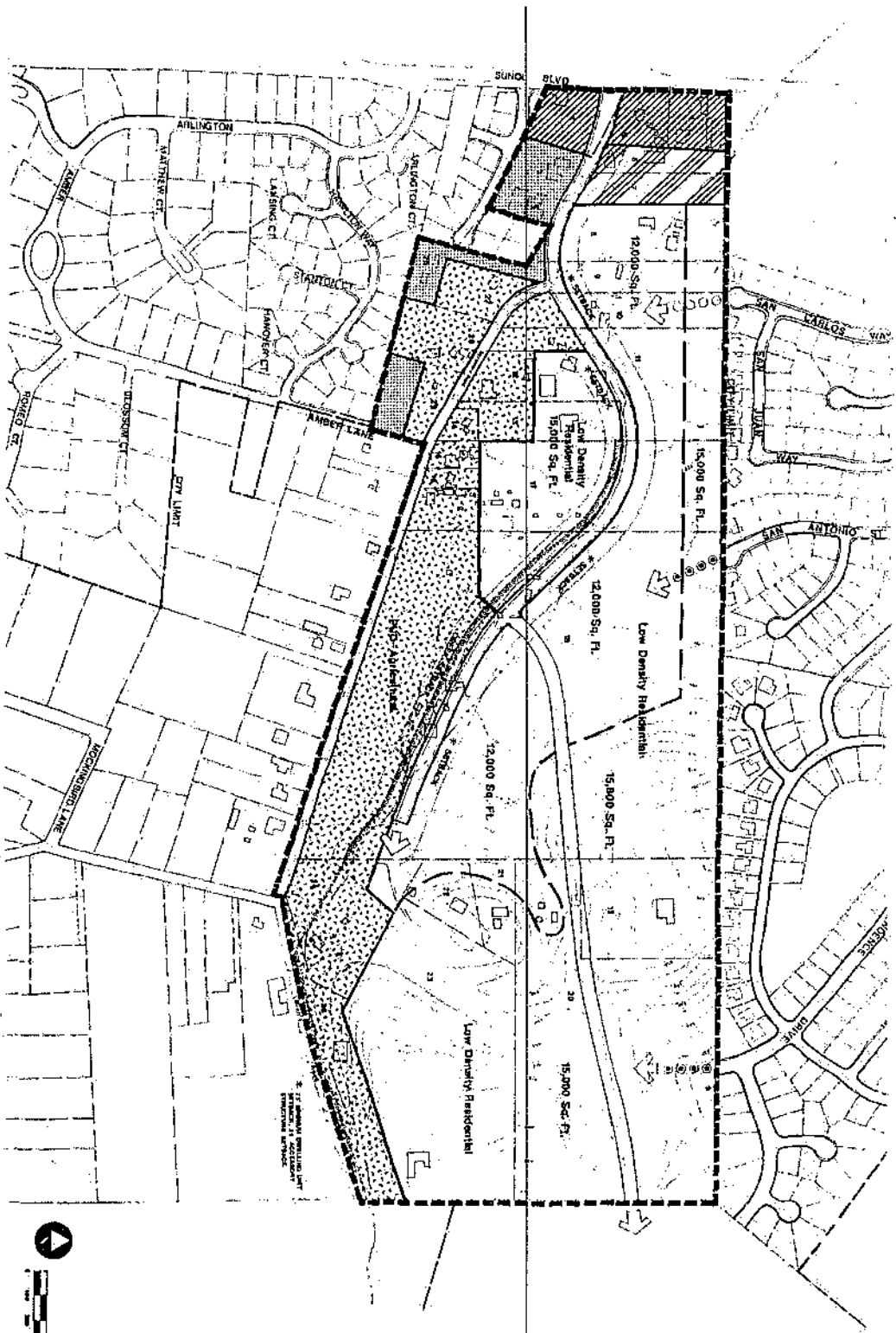


Figure IV-1
LAND USE AND CIRCULATION PLAN



**NORTH SYCAMORE
SPECIFIC PLAN**
PLEASANTON, CALIFORNIA









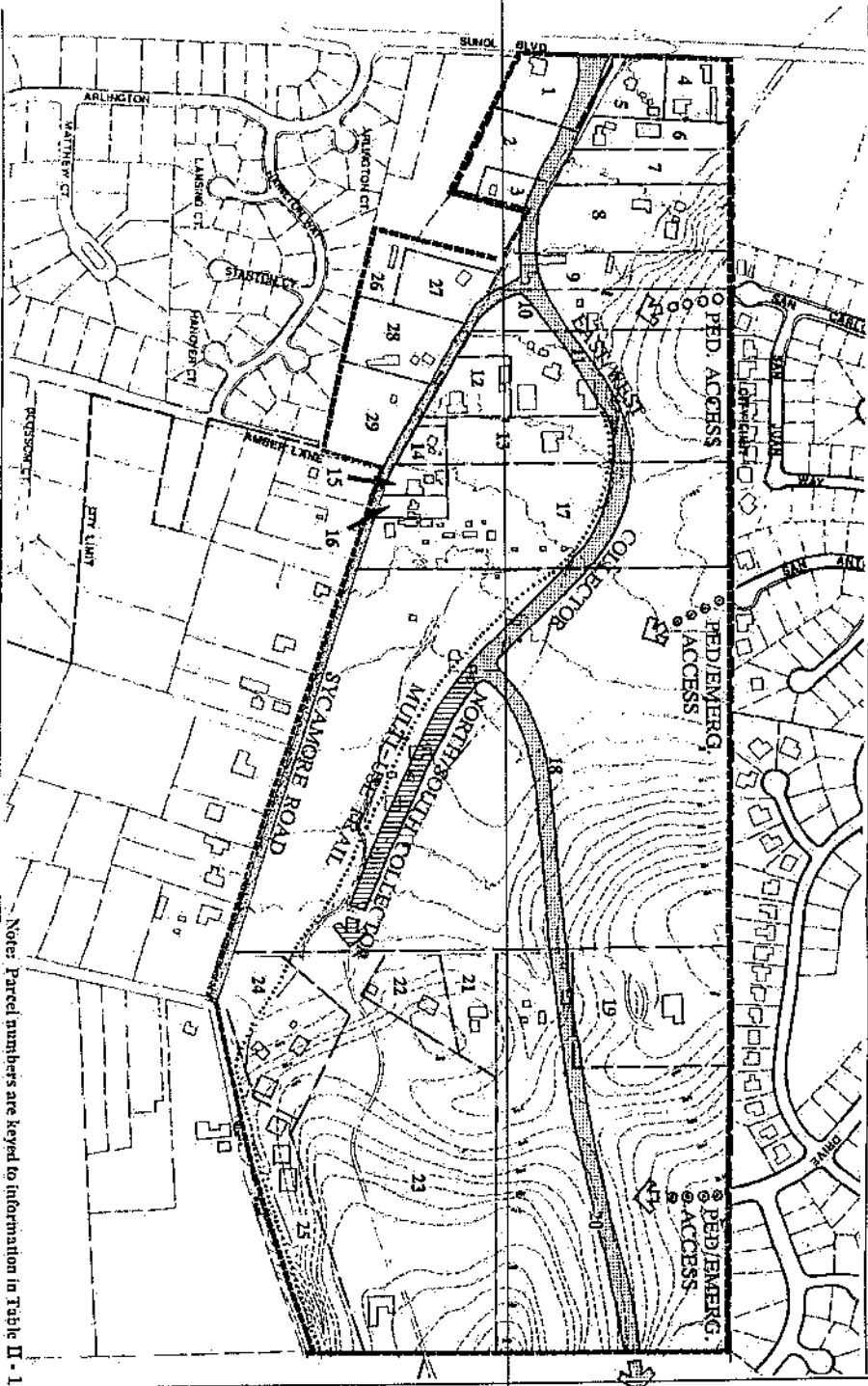
-  PUD-LOW DENSITY RESIDENTIAL
-  PUD-AGRICULTURAL
-  PUD-MEDIUM DENSITY RESIDENTIAL
-  PUD-OFFICE/COMMERCIAL
-  CREEK CORRIDOR
-  MULTI-USE TRAIL SYSTEM
-  PEDESTRIAN ACCESS
-  PEDESTRIAN/EMERGENCY ACCESS

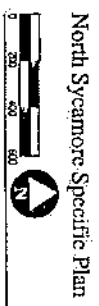
EXHIBIT E

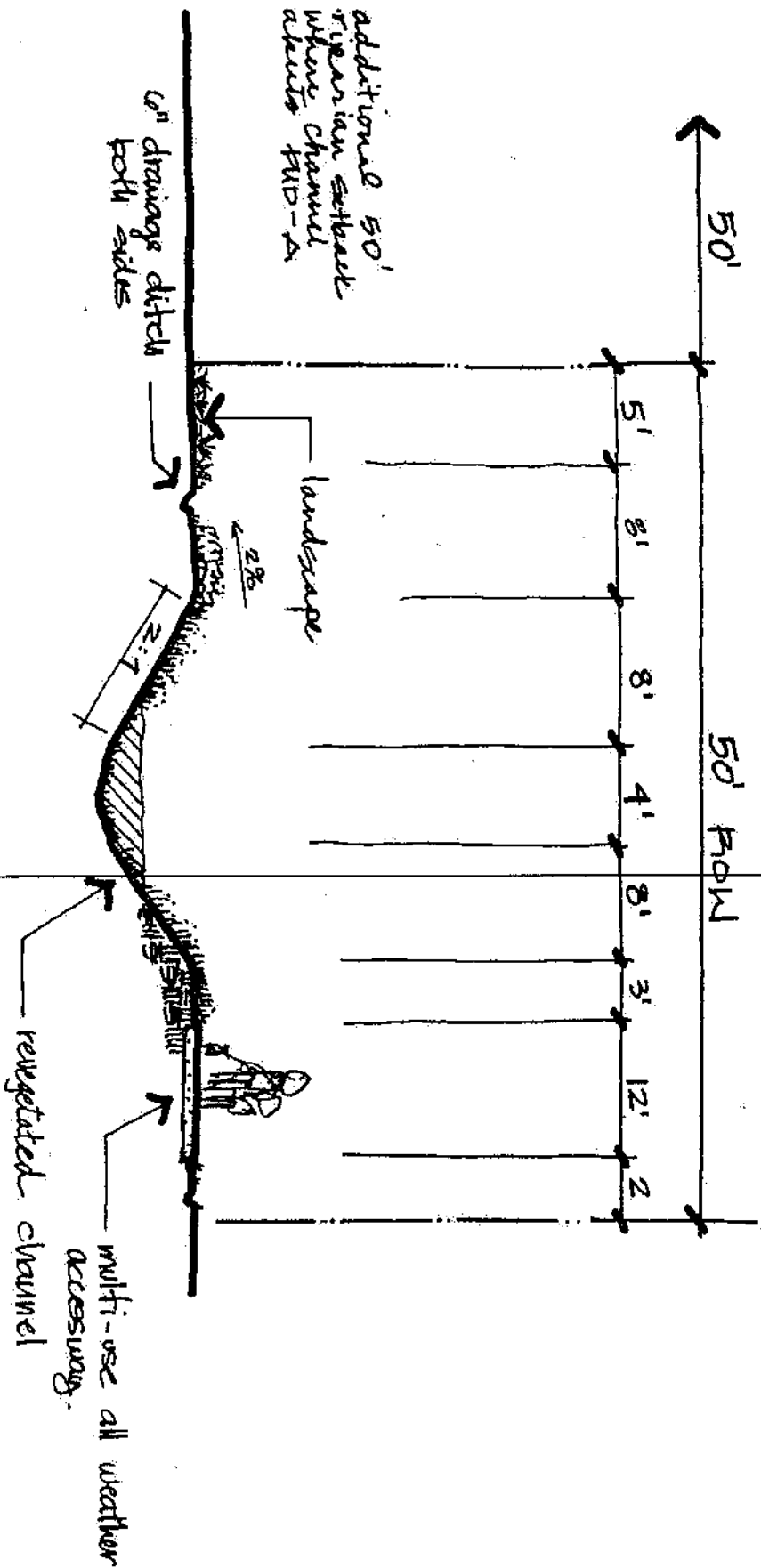
Figure V-2
Proposed Circulation Plan



Note: Parcel numbers are keyed to information in Table D - 1

Note: The Specific Plan designates the general alignment of the new east-west and north-south collectors and connections at the study area boundaries as shown.





Source: McGill-Martin-Self, CIVIL Engineering Consultants

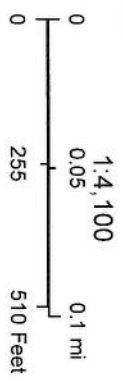
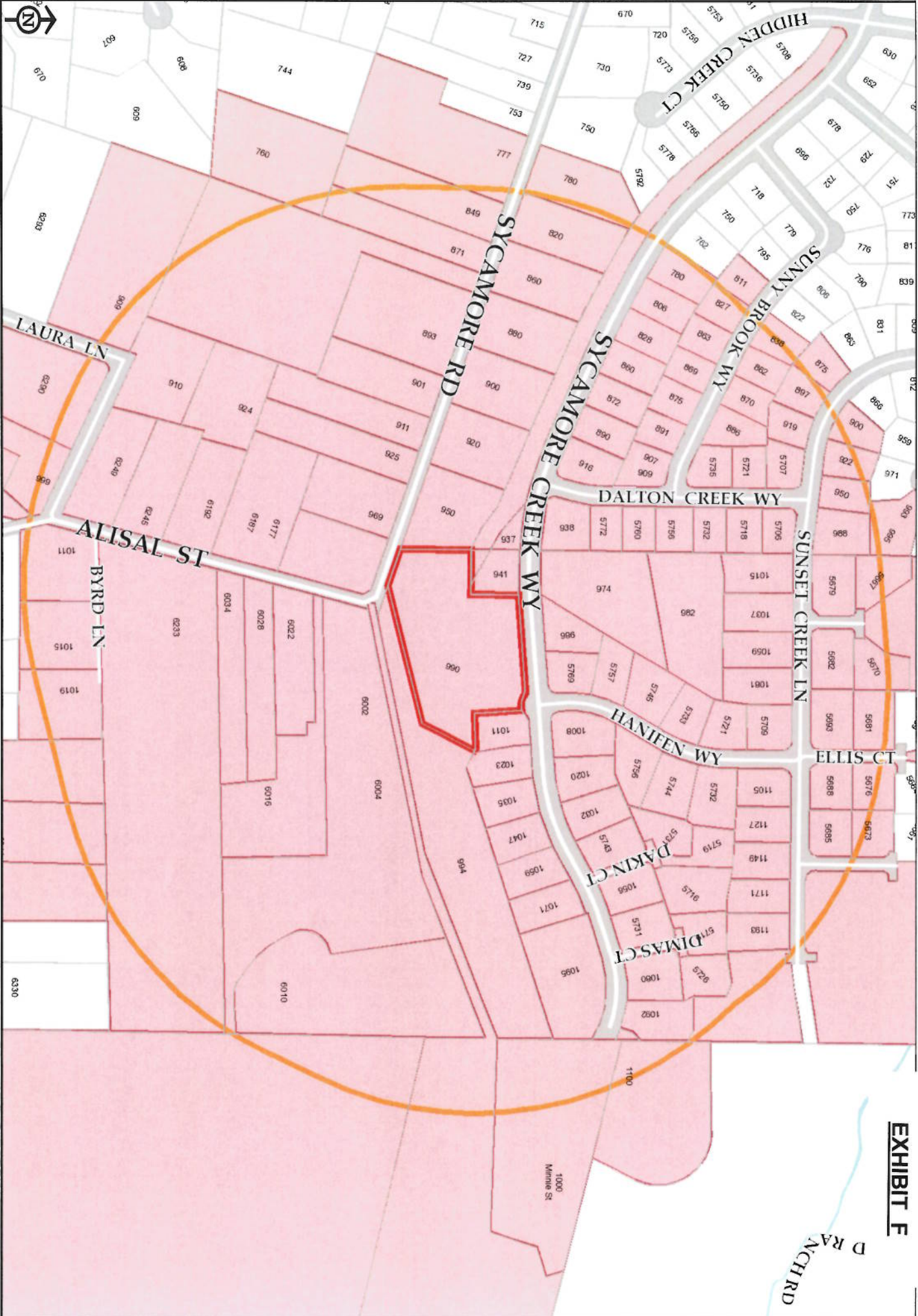
Figure VI-1

Conceptual Design for the Improved Natural Channel of Sycamore Creek

North Sycamore Specific Plan

Brady and Associates, Inc.
PLANNERS AND LANDSCAPE ARCHITECTS

EXHIBIT F



P18-0075, 990 Sycamore Road, Stewart

Planning Division
May 31, 2018

