

# SPOTORNO RANCH

A New Happy Valley Neighborhood

March 8, 2017

Pleasanton Planning Commission Workshop



**OWNER:**

Alex Spotorno  
AVS Ranch LLC  
Pleasanton, CA

**APPLICANT:**

Tim Lewis Communities  
12667 Alcosta Blvd., Suite 170  
San Ramon, CA 94583

**LANDSCAPE ARCHITECT:**

Ripley Design Group  
1615 Bonanza Street  
Walnut Creek, CA 94596

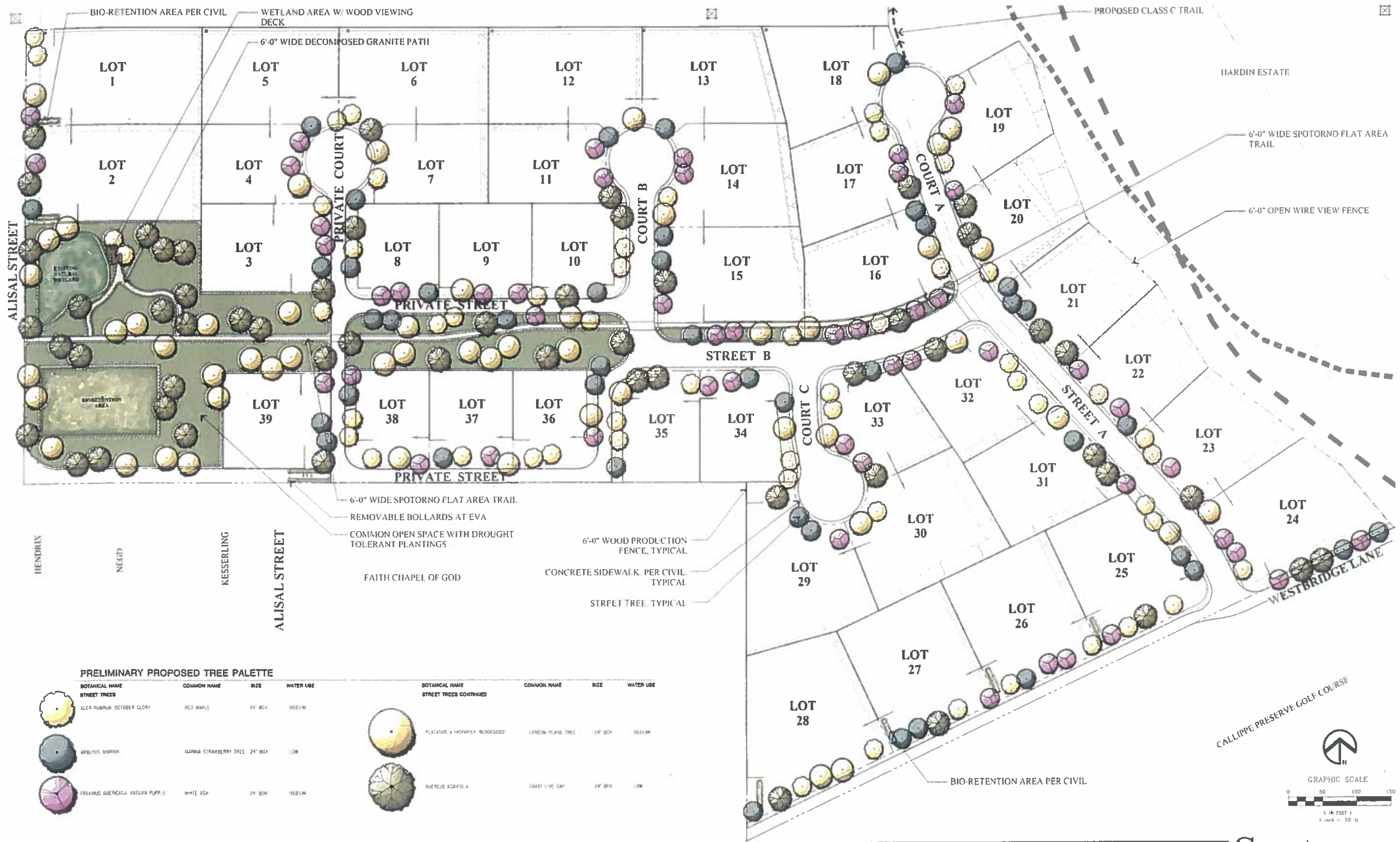
**CIVIL ENGINEER:**

Ruggeri Jensen Azar  
4690 Chabot Drive, Suite 200  
Pleasanton, CA 94588



P15-0564  
Received March 1, 2017  
Exhibit B





**PRELIMINARY PROPOSED TREE PALETTE**

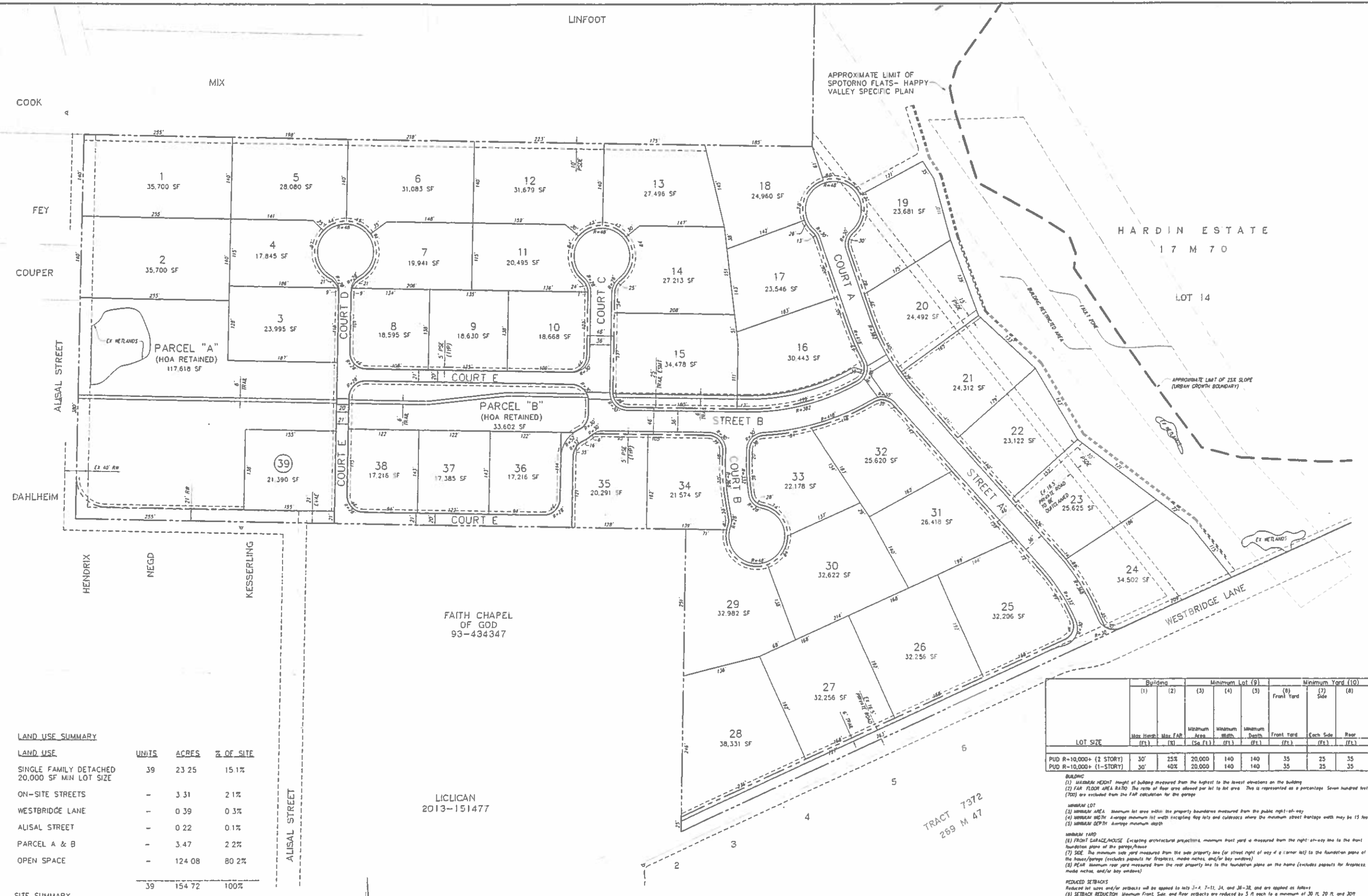
BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
<i>ALER RUBRA</i> OCTOBER GLORY	RED MAPLE	24' BOX	MEDIUM	<i>PLATANUS HYBRIDA</i> BLOODGOOD	LONDON PLANE TREE	24' BOX	MEDIUM
<i>ABUTILON STRAWBERRY</i>	STRAWBERRY TREE	24' BOX	LOW	<i>QUERCUS AGRIFOLIA</i>	COAST LIVE OAK	24' BOX	LOW
<i>TRICHODIA AMERICANA</i> AUTUMN PUMPKIN	WHITE BISH	24' BOX	MEDIUM				


**LANDSCAPE ARCHITECTURE  
LAND PLANNING**  
 1615 BOWMAN STREET  
 SUITE 112  
 WAKIN CREEK, CA 94596  
 TEL: 925.938.7377  
 FAX: 925.938.7436

TIM LEWIS COMMUNITIES  
**Preliminary Landscape Plan**

**Spotorno**  
 Pleasanton, California  
 February 27, 2017  
 L1



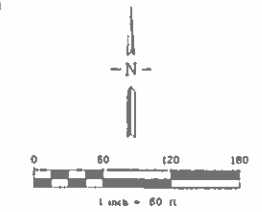


**LAND USE SUMMARY**

LAND USE	UNITS	ACRES	% OF SITE
SINGLE FAMILY DETACHED 20,000 SF MIN LOT SIZE	39	23.25	15.1%
ON-SITE STREETS	-	3.31	2.1%
WESTBRIDGE LANE	-	0.39	0.3%
ALISAL STREET	-	0.22	0.1%
PARCEL A & B	-	3.47	2.2%
OPEN SPACE	-	124.08	80.2%
<b>TOTAL</b>	<b>39</b>	<b>154.72</b>	<b>100%</b>

**SITE SUMMARY**

NUMBER OF UNITS	39
SITE ACRES	154.72 ACRES
DEVELOPED AREA	30.64 ACRES
TOTAL LOTS & STREETS	27.16 ACRES
GROSS DENSITY	0.25 DU/AC
SMALLEST LOT SIZE	17,216 SF
LARGEST LOT SIZE	38,331 SF
AVERAGE LOT SIZE	26,006 SF



FAITH CHAPEL  
OF GOD  
93-434347

LICICAN  
2013-151477

**PRELIMINARY SITE DEVELOPMENT PLAN**  
**SPOTORNO RANCH**  
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA  
FOR: TIM LEWIS COMMUNITIES

NOTE:  
THE URBAN GROWTH BOUNDARY SHOWN  
ON THIS PLAN SET IS DRAWN PER  
MEASURE FF, SECTION 2 B

LOT SIZE	Building		Minimum Lot (9)		Minimum Yard (10)			
	(1)	(2)	(3)	(4)	(5) Front Yard	(7) Side	(8)	
	Max. Height (ft.)	Max. FAR (%)	Minimum Area (Sq. Ft.)	Minimum Width (ft.)	Minimum Depth (ft.)	Front Yard (ft.)	Each Side (ft.)	Rear (ft.)
PUD R=10,000+ (2-STORY)	30'	25%	20,000	140	140	35	25	35
PUD R=10,000+ (1-STORY)	30'	40%	20,000	140	140	35	25	35

- BUILDING**
- (1) MAXIMUM HEIGHT: Height of building measured from the highest to the lowest elevations on the building.
  - (2) FAR FLOOR AREA RATIO: The ratio of floor area allowed per lot to lot area. This is represented as a percentage. Seven hundred feet (700) are excluded from the FAR calculation for the garage.
- MINIMUM LOT**
- (3) MINIMUM AREA: Minimum lot area within the property boundaries measured from the public right-of-way.
  - (4) MINIMUM WIDTH: Average minimum lot width including flag lots and cul-de-sacs where the minimum street frontage width may be 15 feet.
  - (5) MINIMUM DEPTH: Average minimum depth.
- MINIMUM YARD**
- (6) FRONT YARD: (excluding architectural projections) minimum front yard measured from the right-of-way line to the front foundation plane of the garage/house.
  - (7) SIDE: The minimum side yard measured from the side property line (or street right-of-way if a corner lot) to the foundation plane of the house/garage (includes porches for fireplaces, made niches, and/or bay windows).
  - (8) REAR: Minimum rear yard measured from the rear property line to the foundation plane of the house (includes porches for fireplaces, made niches, and/or bay windows).
- REDUCED SETBACKS**
- Reduced lot width and/or setbacks will be applied to lots 3-4, 7-11, 34, and 36-38, and are applied as follows:
- (9) SETBACK REDUCTION: Minimum Front, Side and Rear setbacks are reduced by 5 ft each to a minimum of 30 ft, 20 ft, and 30 ft respectively.
  - (10) LOT SIZE REDUCTION: Minimum Width and Depth dimensions are reduced to 115 ft and 125 ft, respectively with a Minimum Area of 17,000 sq. ft.
- ACCESSORY STRUCTURES**
- Accessory structures are allowed with building heights up to 25 ft.
- Front yard setbacks: 35 ft.
  - Side and rear setbacks: 20 ft.
  - Accessory structures: 15 ft or less in height and 100 sq. ft. in area may reduce side and rear setbacks to 10 ft.

**RJA**  
**RUGGERI-JENSEN-AZAR**  
ENGINEERS • PLANNERS • SURVEYORS





COOK  
MIX  
LINFOOT

FEY  
COUPER

ALUSAL STREET

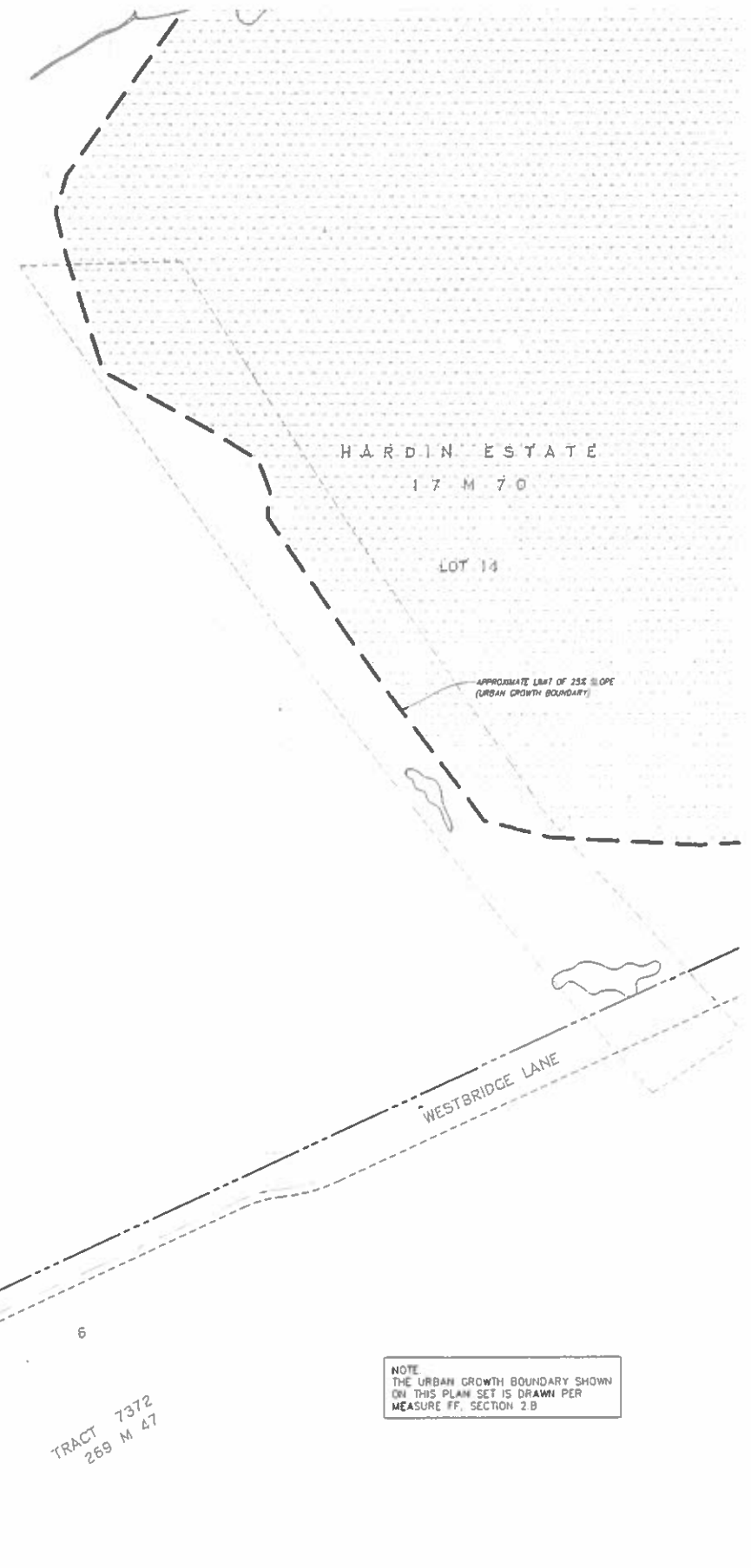
DAHLHEIM

HENDRIX  
NEGD  
KESSLERLING



FAITH CHAPEL  
OF GDD  
93-434347

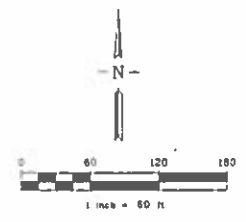
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2013-151477



**LEGEND:**

	0 - 10%
	10% - 20%
	20% - 24.9%
	25%+

ALUSAL STREET



NOTE  
THE URBAN GROWTH BOUNDARY SHOWN  
ON THIS PLAN SET IS DRAWN PER  
MEASURE FF, SECTION 2 B

**SLOPE CLASSIFICATION MAP**  
**SPOTORNO RANCH**  
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA  
FOR TIM LEWIS COMMUNITIES

**RJA**  
**RUGGERI-JENSEN-AZAR**  
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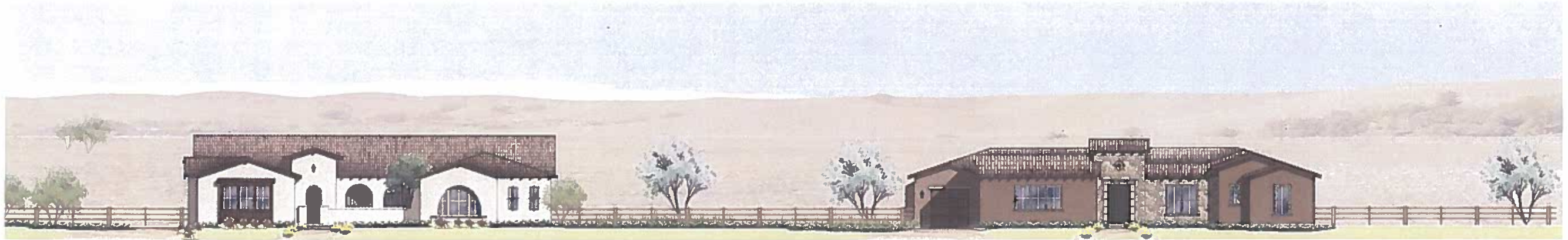


PLAN THREE ELEVATION 'A'

PLAN TWO ELEVATION 'C'

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CONCEPTUAL STREET SCENE  
SPOTORNO RANCH | TIM LEWIS COMMUNITIES



PLAN ONE - ELEVATION "A"

PLAN FOUR - ELEVATION "B"





**PLAN NOTES**  
 10'-0" PLATE HEIGHT, U.N.O.  
 6'-0" TALL WINDOWS @ 8'-0" WINDOW HEAD HEIGHT

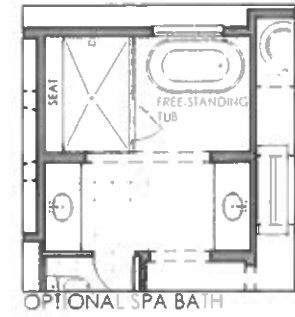
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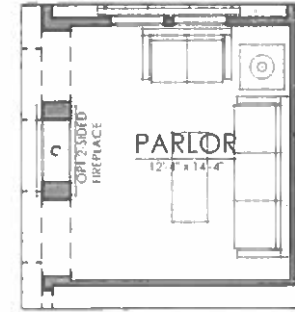
FIRST FLOOR 3354 SQ. FT.  
 TOTAL LIVING 3354 SQ. FT.

PLAN ONE | 3354 SQ. FT.

SPOTORNO RANCH | TIM LEWIS COMMUNITIES

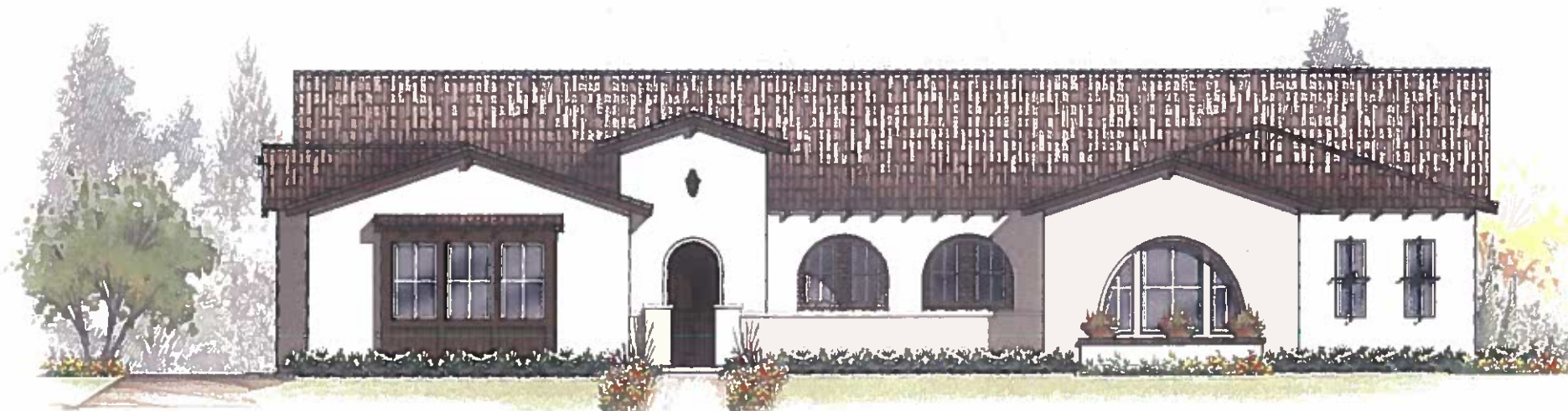


OPTIONAL SPA BATH



OPTIONAL PARLOR





FRONT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

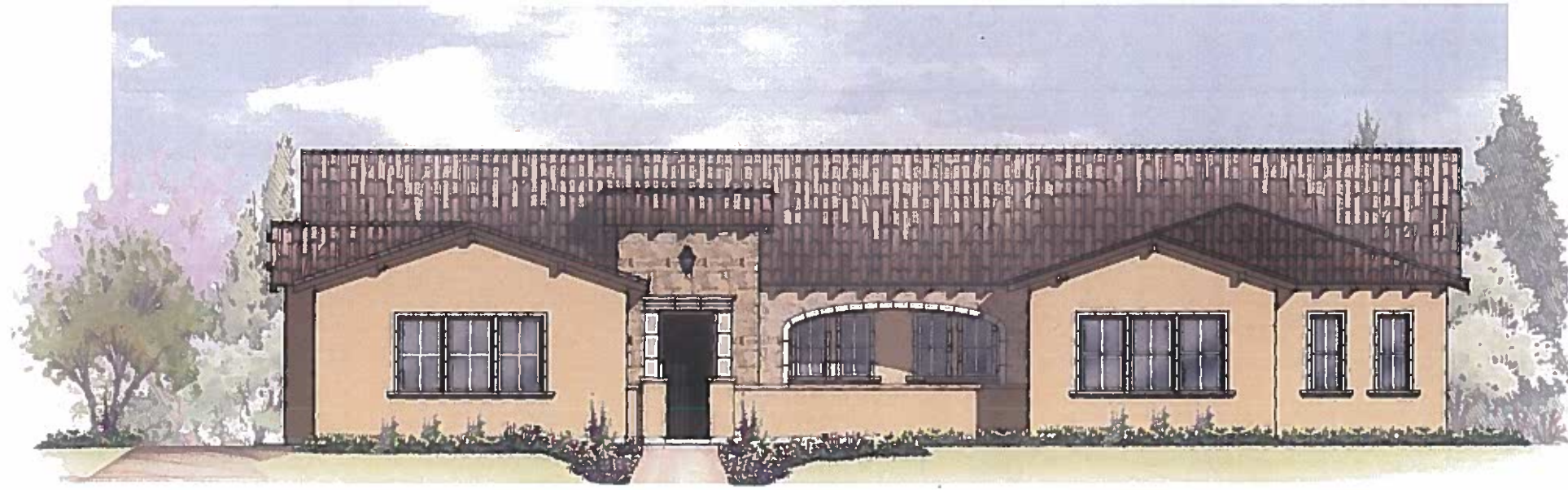
09.24.15

**Tim Lewis**  
RENOVATION  
Erling five-star quality home

PLAN 1 | SPANISH RANCH  
SPOTORNO RANCH | TIM LEWIS COMMUNITIES

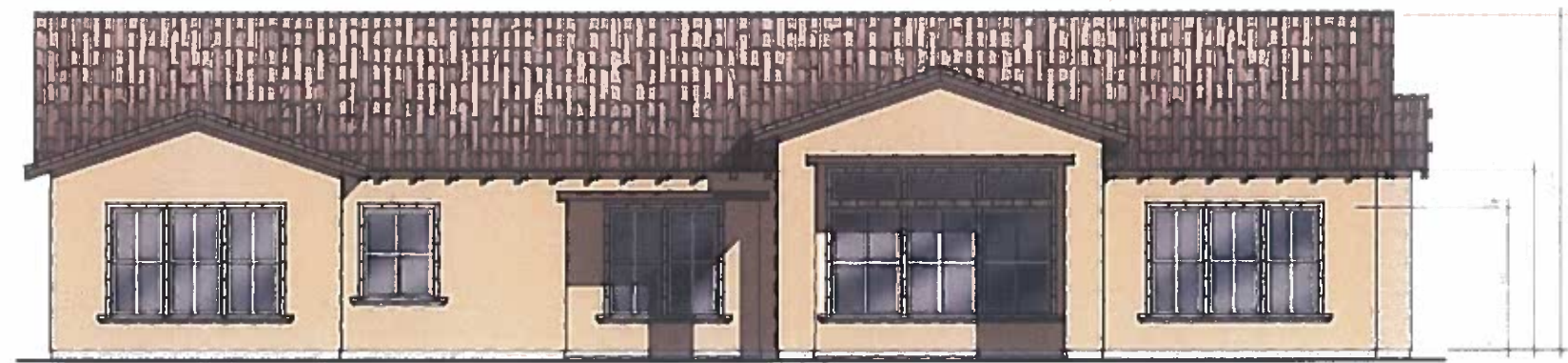
**woodley**  
architectural  
group, inc  
colorado // 731 southpark dr suite 8  
littleton co 80120 / 303 683 1231  
california // 2943 plummer st suite A  
san francisco ca 94115 / 415 553 8972





FRONT ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

09.24.15

**Tim Lewis**  
COMMUNITIES  
Bringing five-star quality home

PLAN 1 | ITALIAN FARMHOUSE  
SPOTORNO RANCH | TIM LEWIS COMMUNITIES

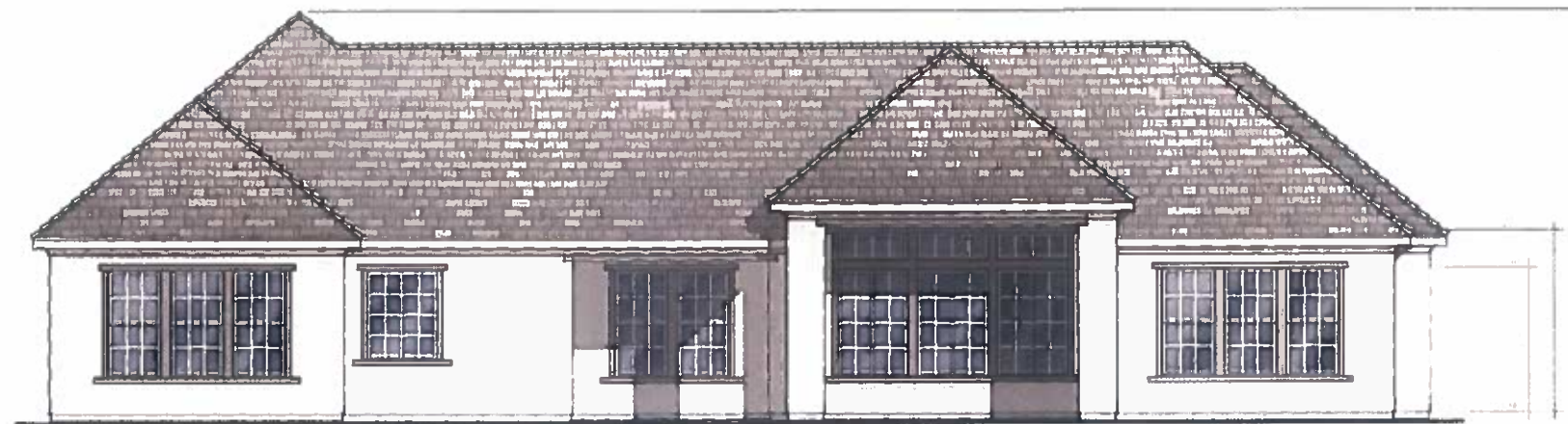
**woodley**  
architectural  
group, inc  
colorado // 721 south park avenue suite 2  
denver, co 80120 / 303.493.7231  
california // 2943 palm street suite A  
santa ana, ca 92705 / 949.553.8119





FRONT ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

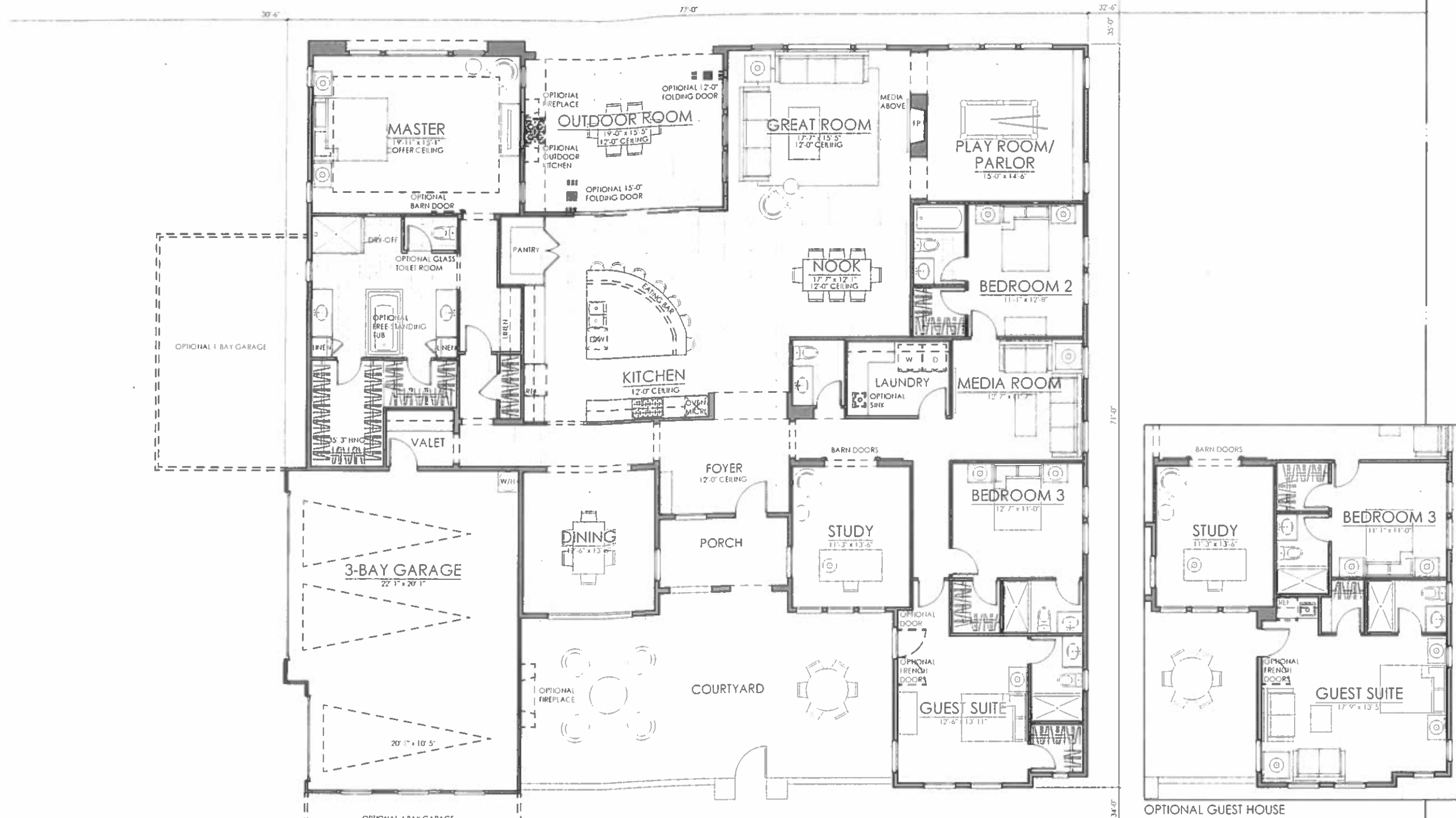
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**Tim Lewis**  
COMMUNITIES  
Bringing five-star quality home

PLAN 1 | FRENCH COUNTRY  
SPOTORNO RANCH | TIM LEWIS COMMUNITIES

**woodley**  
**architectural**  
**group, inc**  
colorado // 731 southpark drive, suite 5  
littleton, co 80120 // 303.693.7231  
california // 2743 pullman street, suite A  
carlsbad, ca 92008 // 949.553.8919





**PLAN NOTES**  
 10'-0" PLATE HEIGHT, U.N.O.  
 6'-0" TALL WINDOWS @ 8'-0" WINDOW HEAD HEIGHT

09.24.15



PLAN TWO | 3690 SQ. FT.

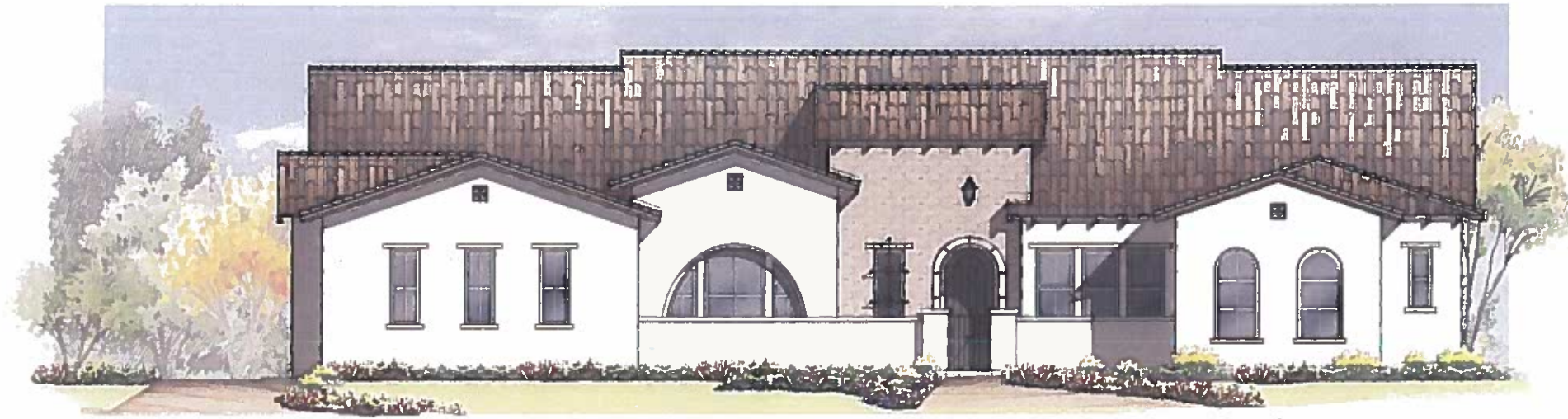
SPOTORNO RANCH | TIM LEWIS COMMUNITIES

FIRST FLOOR  
 TOTAL LIVING 3690 SQ. FT.



OPTIONAL GUEST HOUSE





FRONT ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

09.24.15



PLAN 2 | SPANISH RANCH  
 SPOTORNO RANCH | TIM LEWIS COMMUNITIES

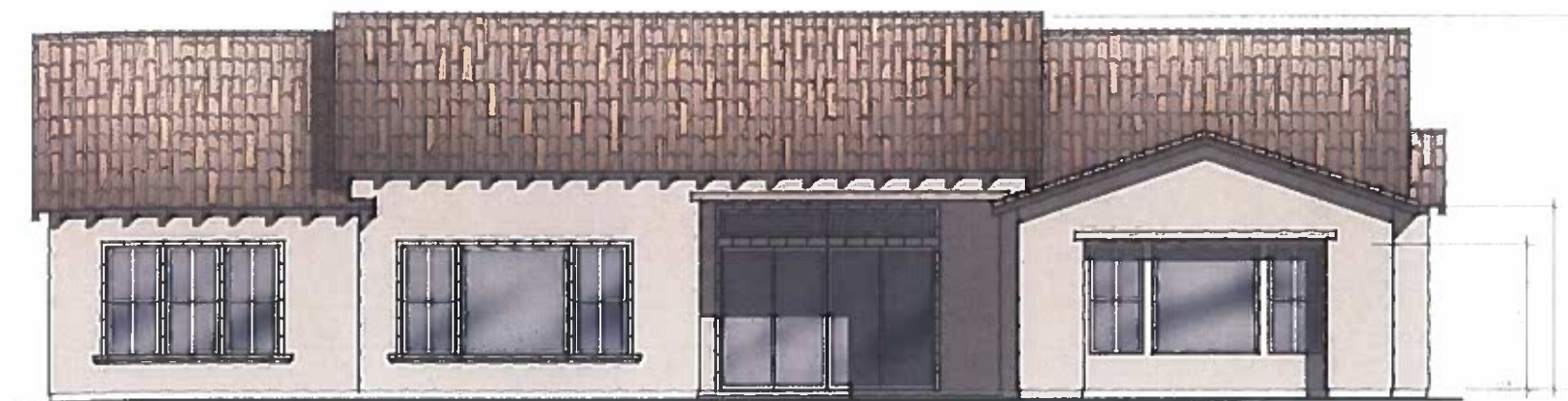






FRONT ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

09.24.15

**Tim Lewis**  
COMMUNITIES  
Bringing floor-to-ceiling quality home

PLAN 2 | ITALIAN FARMHOUSE  
SPOTORNO RANCH | TIM LEWIS COMMUNITIES

**woodley**  
**architectural**  
**group, inc**  
colorado // 731 southpark #2 suite 3  
1180-101 co 80120 / 303.493.7231  
california // 2543 p. indiana's suite A  
houston, tx // 28255 / 949.553.7313



FRONT ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

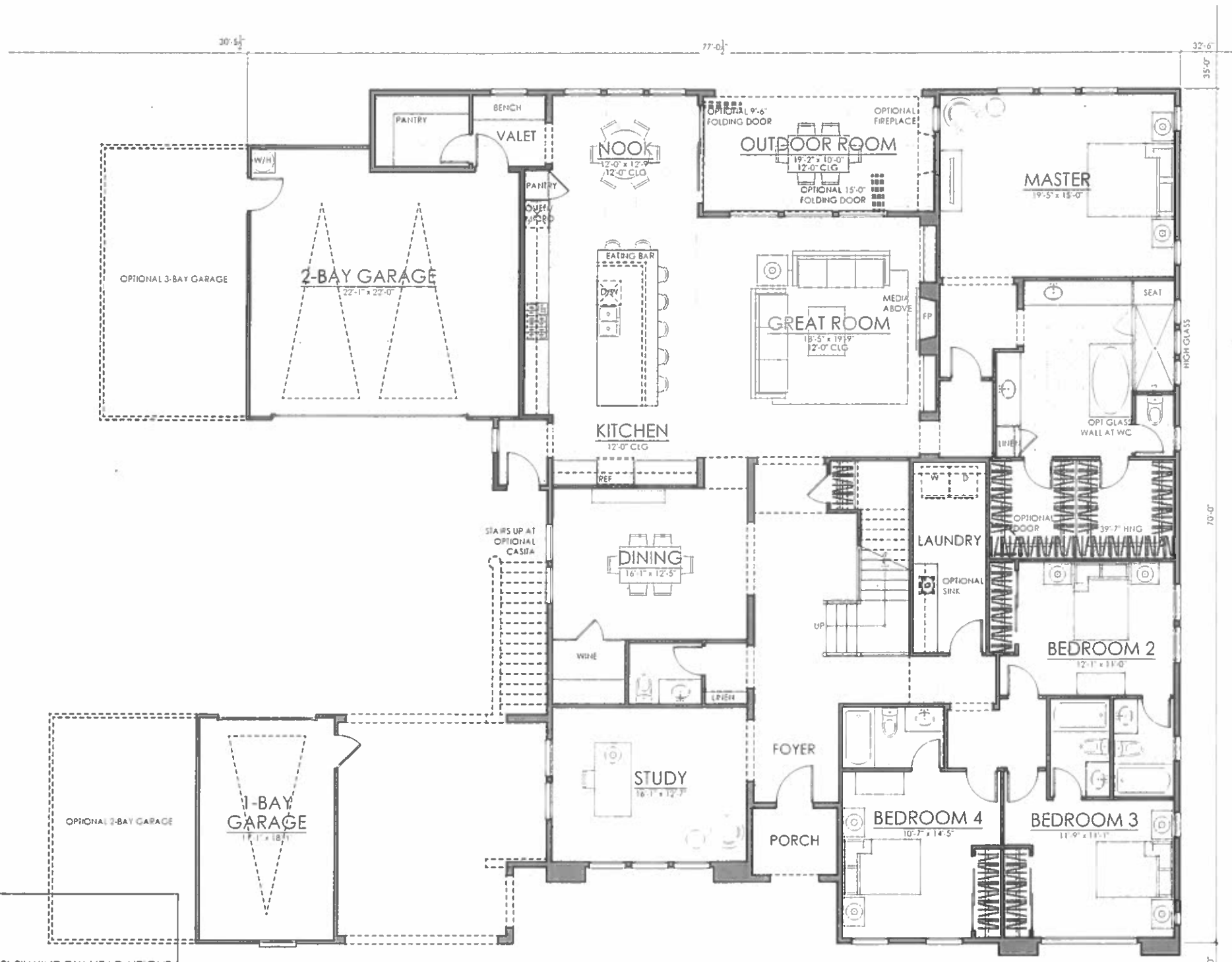
09.24.15

**Tim Lewis**  
COMMUNITIES  
Bringing five-star quality home

PLAN 2 | FRENCH COUNTRY  
SPOTORNO RANCH | TIM LEWIS COMMUNITIES

**woodley**  
**architectural**  
**group, inc.**  
colorado // 731 south park drive, suite 3  
falcon, co 80742 // 303-483-7231  
california // 2543 palmhurst street, a  
fontana, ca 92705 // 714-533-8915





**PLAN NOTES**

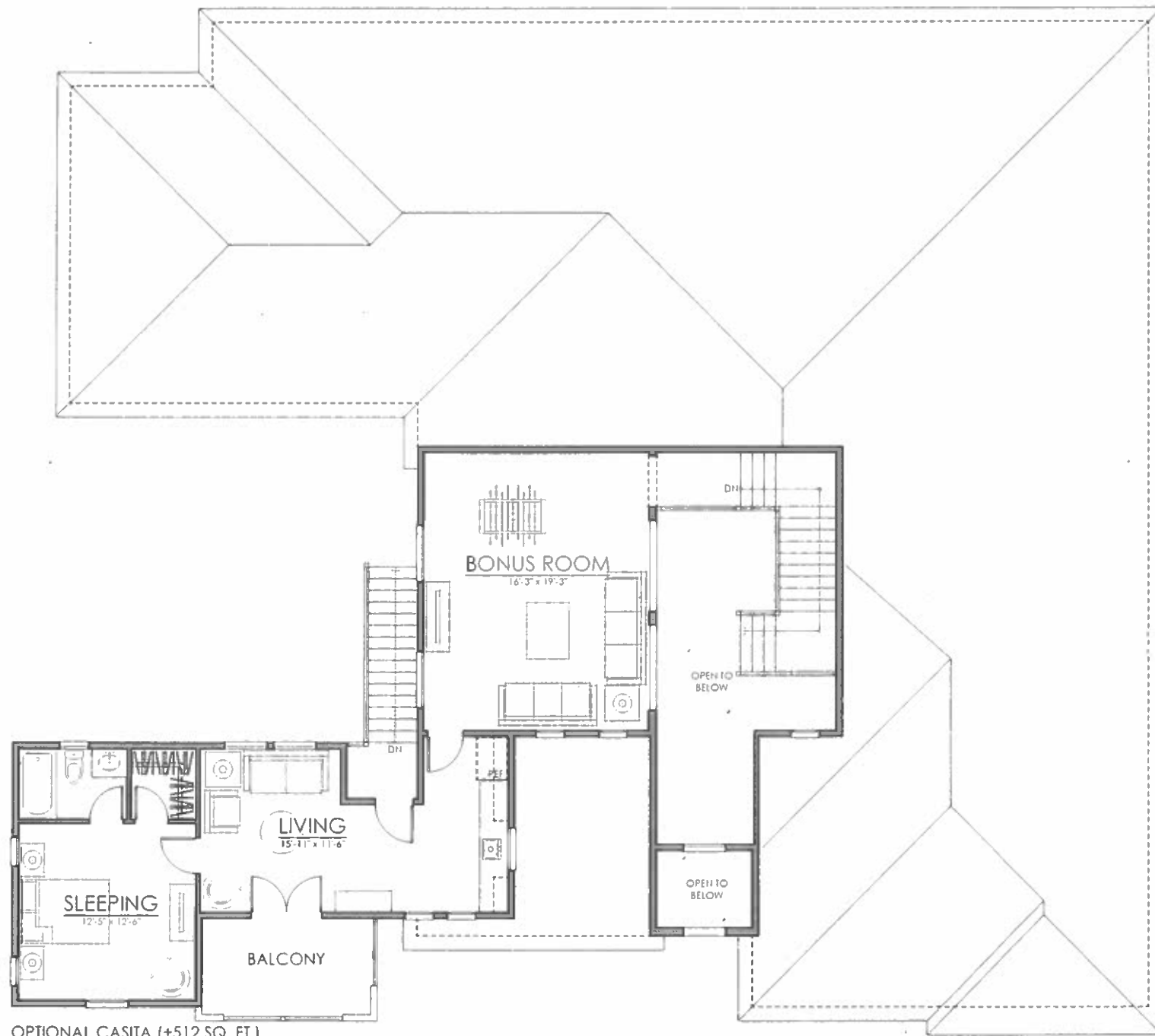
FIRST FLOOR:  
 10'-0" PLATE HEIGHT  
 6'-0" TALL WINDOWS @ 8'-0" WINDOW HEAD HEIGHT

SECOND FLOOR:  
 9'-0" PLATE HEIGHT  
 5'-0" TALL WINDOWS @ 7'-6" WINDOW HEAD HEIGHT

FIRST FLOOR 3458 SQ. FT.  
 SECOND FLOOR 380 SQ. FT.  
 TOTAL LIVING 3838 SQ. FT.

PLAN THREE | 3838 SQ. FT.  
 SPOTORNO RANCH | TIM LEWIS COMMUNITIES





**PLAN NOTES**

FIRST FLOOR:  
 10'-0" PLATE HEIGHT  
 6'-0" TALL WINDOWS @ 8'-0" WINDOW HEAD HEIGHT

SECOND FLOOR:  
 9'-0" PLATE HEIGHT  
 5'-0" TALL WINDOWS @ 7'-6" WINDOW HEAD HEIGHT

OPTIONAL CASITA (+512 SQ. FT.)

FIRST FLOOR 3458 SQ. FT.  
 SECOND FLOOR 380 SQ. FT.  
**TOTAL LIVING 3838 SQ. FT.**

09.24.15



**PLAN THREE | 3838 SQ. FT.**  
**SPOTORNO RANCH | TIM LEWIS COMMUNITIES**





BACKYARD

FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

09.24.15

**Tim Lewis**  
COMMUNITIES  
Bringing five-star quality home

PLAN 3 | SPANISH RANCH  
SPOTORNO RANCH | TIM LEWIS COMMUNITIES

**woodley**  
architectural  
group, inc

colorado // 731 southpark drive 5  
littleton, co 80120 / 303 463 723  
california // 2943 parkland drive A  
torrance, ca 92705 / 949 553 8919





FRONT ELEVATION

SCALE 1/8" = 1'-0"



REAR ELEVATION

SCALE 1/8" = 1'-0"

09.24.15

*Tim Lewis*  
COMMUNITIES  
Bringing five-star quality home

PLAN 3 | ITALIAN FARMHOUSE  
SPOTORNO RANCH | TIM LEWIS COMMUNITIES

**woodley**  
architectural  
group, inc  
colorado // 731 south oak street  
denver, co 80120 / 303.653.7221  
california // 2243 palm drive, suite A  
san rafael, ca 94965 / 949.553.8949





FRONT ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

09.24.15

**Tim Lewis**  
COMMUNITY  
Bringing five-star quality home

PLAN 3 | FRENCH COUNTRY  
SPOTORNO RANCH | TIM LEWIS COMMUNITIES

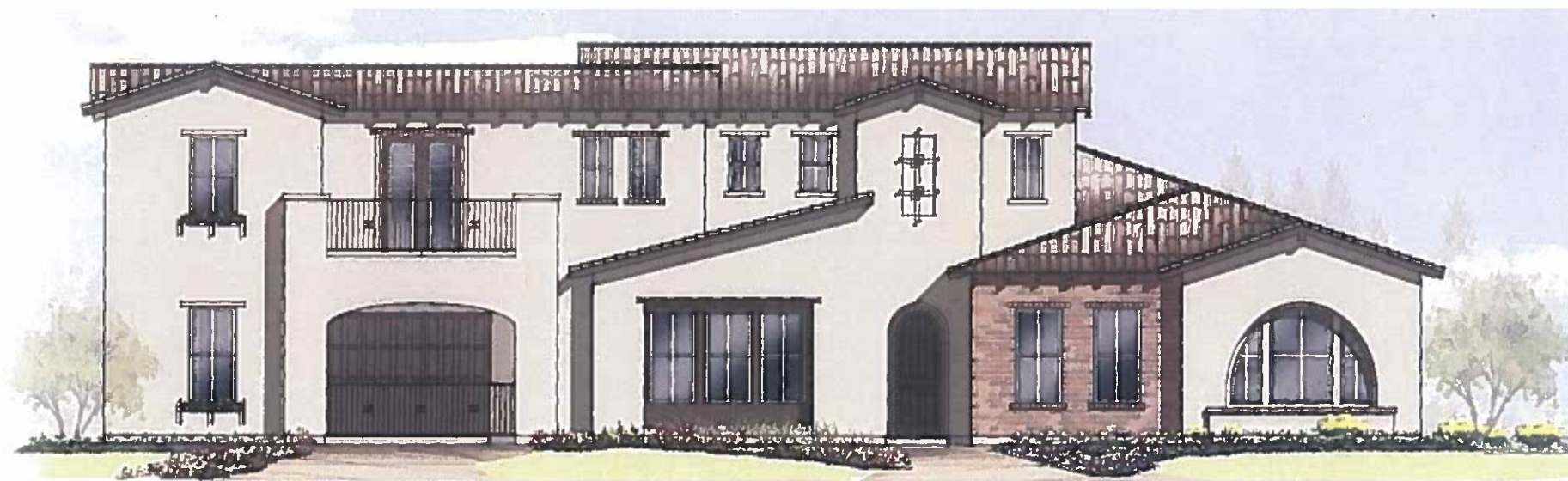
**woodley**  
**architectural**  
**group, inc**  
colorado // 731 east highway 41, ste B  
littleton, co 80120 // 303.653.7221  
california // 2843 gold bridge way, suite A  
san rafael, ca 94901 // 949.533.2919





FRONT ELEVATION B

SCALE 1/4" = 1'-0"



FRONT ELEVATION A

SCALE 1/4" = 1'-0"

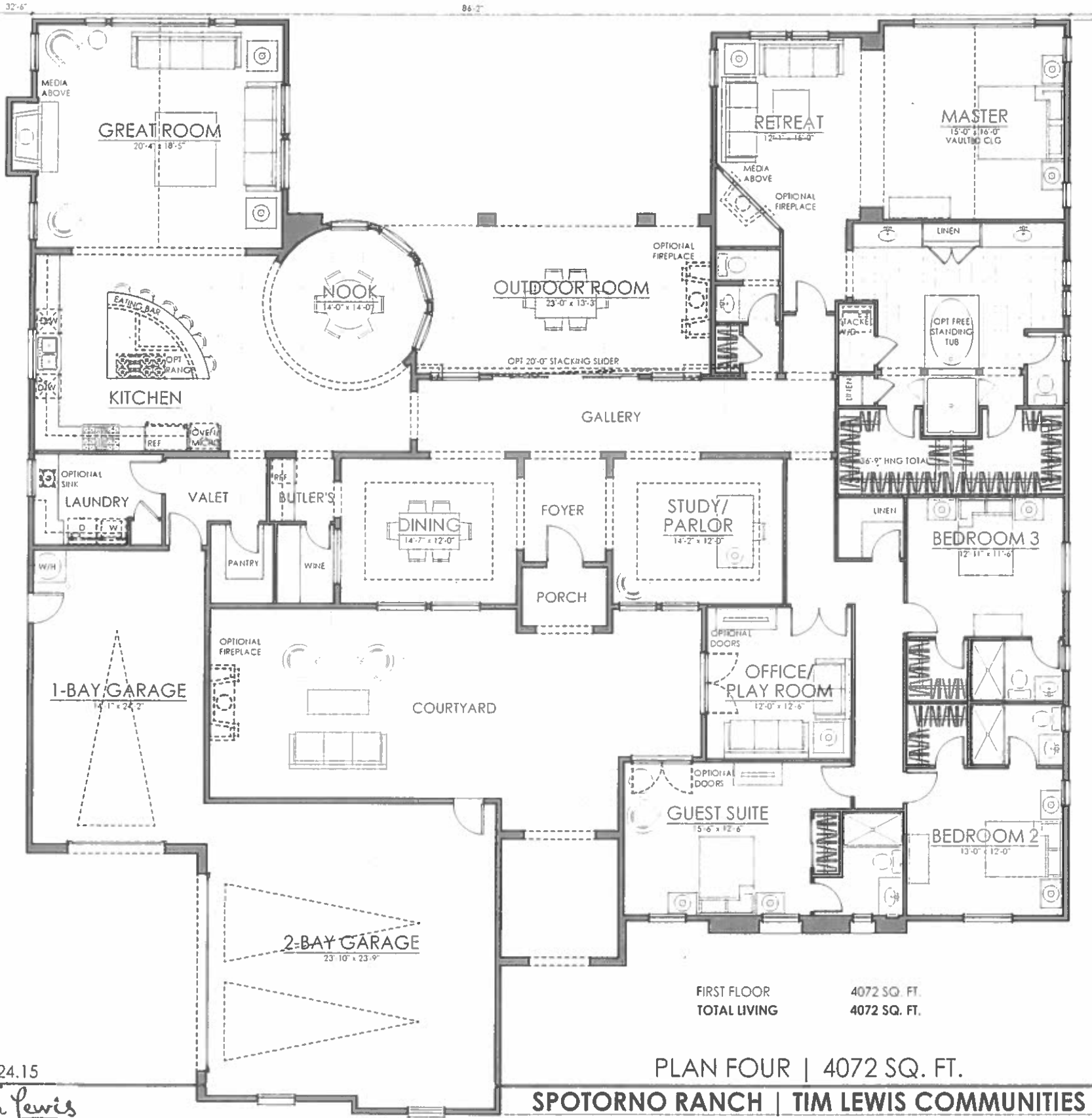
09.24.15

**Tim Lewis**  
COMMUNITIES  
Bringing five-star quality home

PLAN 3 | GUEST SUITE | ELEVATION A & B  
SPOTORNO RANCH | TIM LEWIS COMMUNITIES

**woodley**  
architectural  
group, inc

colorado // 731 southpark drive suite 6  
littleton, co 80120 / 303.493.7231  
california // 2943 palmhurst circle A  
san joaquin, ca 92705 / 714.553.8910



FIRST FLOOR  
TOTAL LIVING 4072 SQ. FT.

PLAN FOUR | 4072 SQ. FT.

SPOTORNO RANCH | TIM LEWIS COMMUNITIES

**PLAN NOTES**  
10'-0" PLATE HEIGHT, U.N.O.  
6'-0" TALL WINDOWS @ 8'-0" WINDOW HEAD HEIGHT

09.24.15

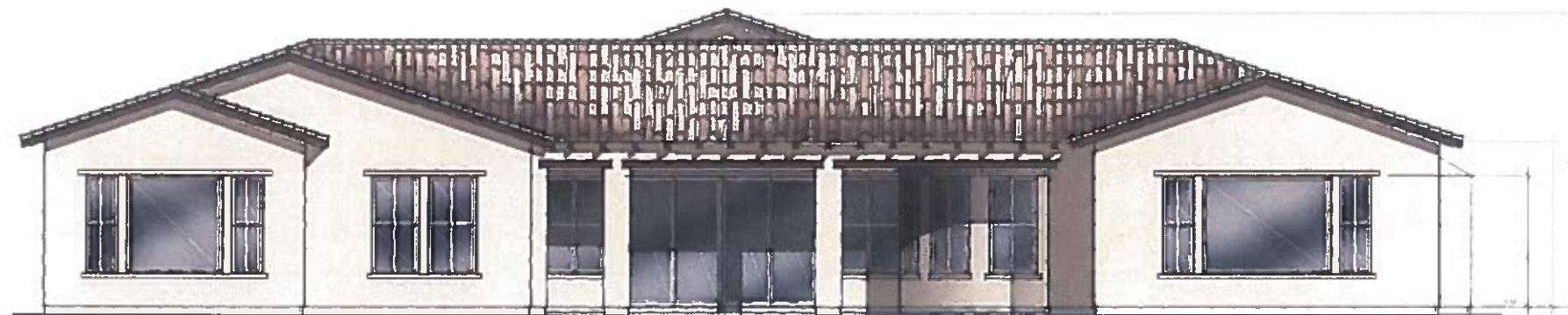






FRONT ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

09.24.15

**Tim Lewis**  
COMMUNITIES  
Bringing five-star quality home

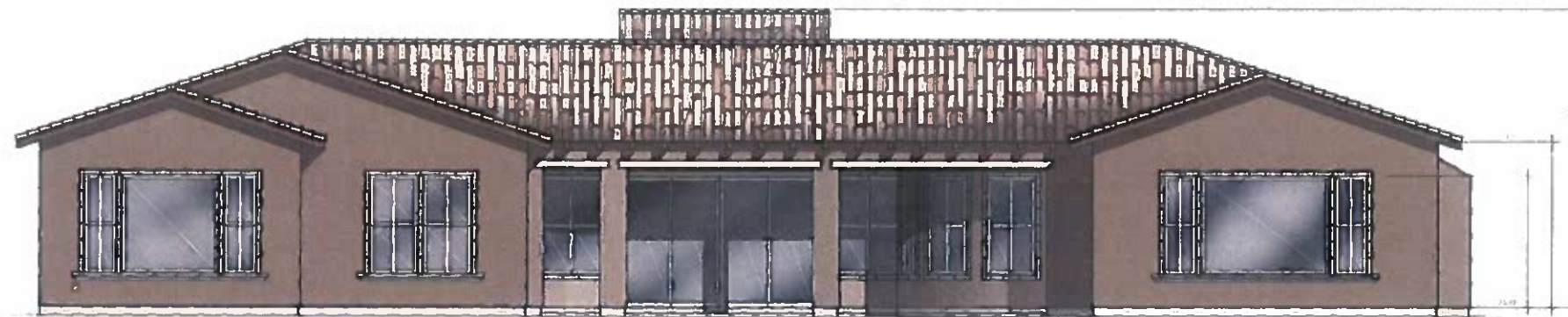
PLAN 4 | SPANISH RANCH  
SPOTORNO RANCH | TIM LEWIS COMMUNITIES

**woodley**  
**architectural**  
**group, inc**  
colorado // 733 south park drive #6  
littleton, co 80120 • 303.493.7271  
california // 7742 palmview st. suite A  
vanis ana, ca 92705 • 949.533.2111



FRONT ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

09.24.15



PLAN 4 | ITALIAN FARMHOUSE  
 SPOTORNO RANCH | TIM LEWIS COMMUNITIES







FRONT ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

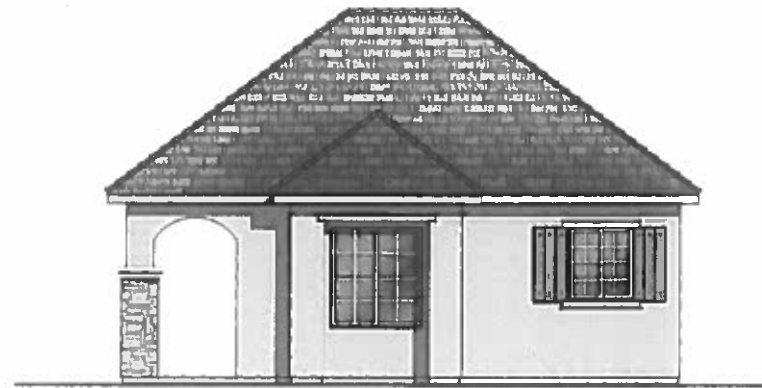
09.24.15

**Tim Lewis**  
COMMUNITIES  
Bringing five-star quality home

PLAN 4 | FRENCH COUNTRY  
SPOTORNO RANCH | TIM LEWIS COMMUNITIES

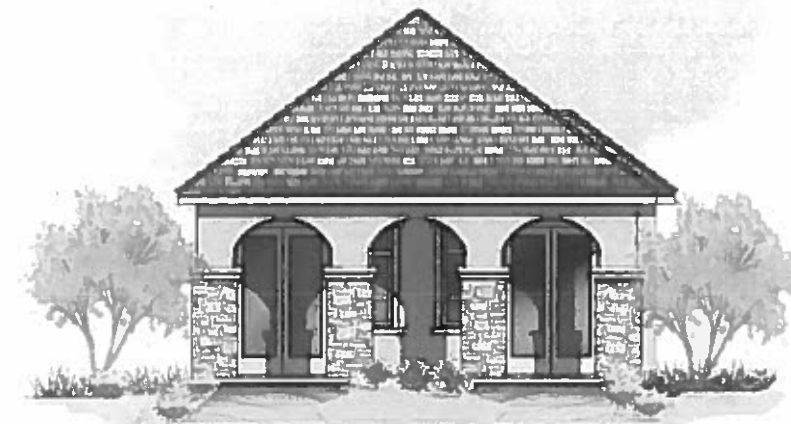
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**architectural**  
**group, inc**  
colorado // 721 southpark drive, b  
denver, co 80120 / 303.687.725  
california // 2943 colimon st. ste. a  
san rafael, ca 94901 / 415.552.0919





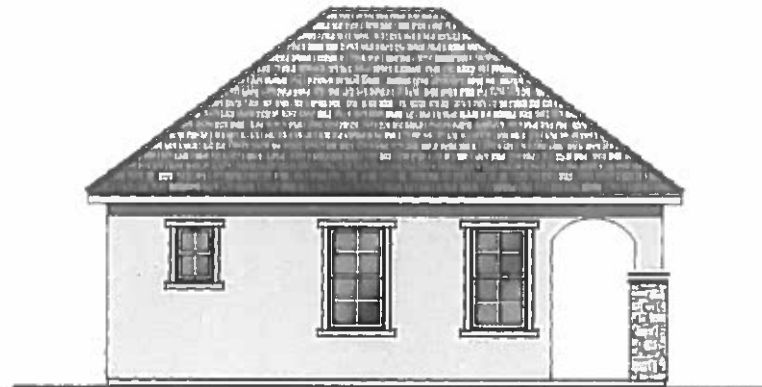
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



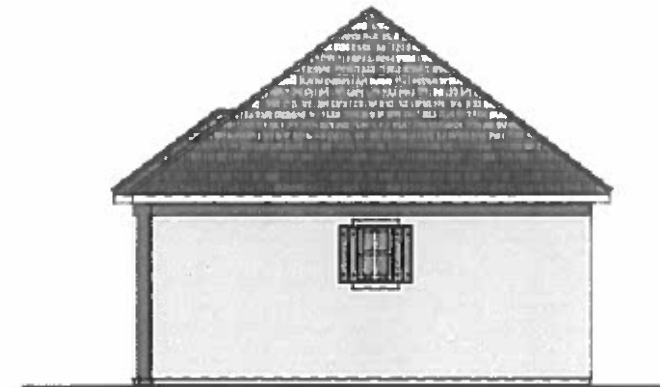
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

09.24.15



GUEST HOUSE | FRENCH COUNTRY  
SPOTORNO RANCH | TIM LEWIS COMMUNITIES

