

## Planning Commission Staff Report

August 10, 2016  
Item 6.c.

- SUBJECT:** P16-1386, TRACT 8259, and P16-1385
- APPLICANT:** Ponderosa Homes
- PROPERTY OWNER:** Evangelical Free Church of Pleasanton
- PURPOSE:** Work Session to review and receive comments on an application to amend the General Plan Land Use designation from Public and Institutional to Medium Density Residential to allow for the demolition of the existing religious assembly building and development of up to 37 homes on the approximately 9-acre site.
- LOCATIONS:** 6900 Valley Trails Drive
- GENERAL PLAN:** Public and Institutional
- ZONING:** R-1-6,500 (One-Family Residential)
- EXHIBITS:**
- A. [Planning Commission Work Session Topics](#)
  - B. [Development Plans dated "Received June 24, 2016"](#)
  - C. [PUD-113 Comment Letter and Site Plan](#)
  - D. [HortScience Tree Report dated June 2015](#)
  - E. [Proposed Amenities](#)
  - F. [Parks and Recreation Master Plan Valley Trails Park Excerpt](#)
  - G. [Location and Notification Map](#)
  - H. [Email from Marta Seda dated "July 31, 2016"](#)

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### STAFF RECOMMENDATION

Staff recommends that the Planning Commission review the proposed development project, hear public testimony, and provide comments to staff and the applicant. No formal action will be taken on this project.

### EXECUTIVE SUMMARY

The applicant, Ponderosa Homes, is proposing to subdivide an approximately 9-acre site at 6900 Valley Trails Drive to construct 37 single-family residential lots and related infrastructure. The existing church and other site improvements would be demolished. The proposed project, which requires a General Plan Amendment (P16-1386), Design Review (P16-1385), and a Tentative Map, is being presented to the Commission as a work session for the Commission's review and direction. The work session also provides the public with an opportunity to review and comment on the proposed plan.

## **BACKGROUND/HISTORY**

The subject site has a General Plan land use designation of Public and Institutional and is zoned R-1-6,500 (One-Family Residential) District, meaning that the site's zoning is not consistent with its General Plan designation. For over a decade, the site has been a part of various City discussions regarding amending the General Plan land use designation, independent of and as a part of General Plan and Housing Element updates, to allow for some form of housing on the site. In 2004, the City Council considered processing an amendment to the General Plan, independent of the General Plan update, to change the land use designation of the site from Public and Institutional to Medium Density Residential and Parks and Recreation land uses. City records indicate that the item was discussed by the City Council; however, the discussion was continued indefinitely.

During a joint Planning Commission-City Council Work Session in 2006, the City considered amending the General Plan land use designations of various vacant or underdeveloped in-fill properties City-wide. The subject site was evaluated and was considered as a potential high density residential site which, generally, would have retained the church on 6 of the 9 acres, thereby retaining the Public and Institutional land use designation, and designated the remaining 3 acres for high density residential uses. However, the site was eventually removed from the high density housing sites list.

In 2011, the City held a series of community workshops for the General Plan Housing Element update to obtain feedback on designating specific sites throughout the City for high density housing. The subject property was again taken under consideration as a high density residential site. However, the Housing Element Task Force committee ultimately removed the subject site from the list as they believed a high density residential project would not be consistent with the surrounding neighborhood.

Over the last few years, Ponderosa has worked with the church to plan a residential development project for the entire 9-acre site. On July 29, 2015, the applicant submitted requests for: 1) rezoning the site from R-1-6,500 District to PUD-MDR (Planned Unit Development – Medium Density Residential) District and for PUD Development Plan approval to demolish the existing religious building and construct 43 detached single-family age-restricted homes with related site improvements; and 2) Vesting Tentative Map approval to subdivide the approximately 9-acre parcel into 43 single-family residential parcels and 6 common lot parcels.

After reviewing the application, staff provided the applicant with a letter discussing concerns relating to the proposed development. As proposed, staff did not believe the project was sufficiently integrated with the surrounding neighborhood, as it was proposed to be surrounded by a wall and would be accessible only after passing through a security gate. Staff also sought other changes in the proposed design, ranging from modifications to the architecture to changes in the orientation of residences along Valley Trails Drive and the configuration of open space. In addition to revising the proposal to address staff's comments, staff also encouraged the applicant to have a neighborhood meeting with the Valley Trails residents to discuss the project prior to presenting an application to the Planning Commission as a work session item. Staff's comment letter and initial project site plan are included as Exhibit C for the Commission's consideration.

### Work Session Submittal

Since receiving staff's initial comments, Ponderosa has sought input from staff and the residents in the Valley Trails neighborhood, more specifically the Valley Trails Homeowners Association (VTHA). The outcome of these conversations resulted in revising the project to address staff and neighborhood concerns.

On June 24, 2016, Ponderosa resubmitted development plans that conform to the development standards of the R-1-6,500 District (i.e., meeting the minimum lot area, depth, and width requirements for each parcel and the minimum setbacks, height, and floor area ratio (FAR) requirements). Subdivision projects that conform to the underlying zoning District do not require rezoning; however, a General Plan amendment is necessary for this application to allow for residential uses to be developed on the site. Other key changes to the proposal included:

1. Reducing the number of lots from 43 to 37;
2. Removing the perimeter wall and installing traditional redwood fences;
3. Removing the in/out street gate;
4. Removing the age restriction for community residents;
5. Designing streets and sidewalks that meet the City's Complete Street standards ;
6. Providing a street presence along Valley Trails Drive by orienting the homes to face Valley Trails Drive; and
7. Redesigning the development layout to be compatible with the surrounding area.

As a part of this revised development application, Ponderosa is proposing to install a new tot-lot and perform landscape improvements to provide water conservation measures (i.e., turf removal and replacement with groundcover at specified locations) in Valley Trails Park. In addition, a community clubhouse is proposed in one of two locations (Lot 37 or Lot 11) as part of an optional development plan. This community clubhouse was developed in response to the applicant's discussions with VTHA to have a club/meeting room with restroom facilities adjacent to or within Valley Trails Park as a part of the applicant's proposed project. The City has been supportive of this request as long as construction and maintenance of the facility do not incur any costs to the City. If a club/meeting room facility is approved, one of the 37 lots would be designated to the club/meeting room facility. Therefore, a total of 36 residential units would be developed on the site. Ponderosa is proposing to construct the club/meeting room facility, dedicate the land and building to the City, and provide some funding to assist in the City's maintenance costs.

### **PROJECT AND ANALYSIS**

Prior to proceeding with a Planning Commission hearing at which a recommendation on the project to City Council would be made, the proposed project is being presented to the Planning Commission as a work session for the Commission's review and direction. No action on the project will be made at the work session.

### **Area and Site Description**

Valley Trails Neighborhood (VTN), where the subject site is located, is bordered by Arroyo Mocho and West Las Positas Boulevard on the north, Hopyard Road on the east, the Pleasanton Canal on the south, and Alamo Canal and Interstate 680 on the west. VTN contains 498 detached single-family homes, Valley Trails Park (approximately 6.1 acres in size), the Pleasanton Masonic Lodge, St. Clare's Episcopal Church and Preschool, and Harvest Valley

Christian Church. The subject site is generally located on the west side of the neighborhood and northwest of Valley Trails Park (see Image 1).

The subject site, approximately 9 acres in area and relatively flat, contains an approximately 11,067 square-foot religious building and a 108-stall parking lot. The majority of the lot is undeveloped (see Image 2). There are 14 mature trees on-site, one of which is considered heritage-sized. Mature landscaping (i.e., shrubs/bushes) run the length (north to south) of the western property line, east of Valley Trails Drive. The subject parcel is primarily accessible from a single driveway off the east side of Valley Trails Drive. The properties adjacent to the subject site comprise one- and two-story single-family homes and Valley Trails Park, a City neighborhood park.

**Image 1: Project Site in the Context of Valley Trails Neighborhood**



**Image 2: Aerial Photograph**



**Project Description**

The applicant is proposing to subdivide the site and construct 37 single-family residential lots and related infrastructure, which would require a General Plan Amendment to change the land use designation from Public and Institutional to Medium Density Residential. The existing religious building, trees, and other site improvements would be demolished.

**Site Layout and Access**

Lots 29 through 37 along the northwestern perimeter of the subject site would be accessed directly off of Valley Trails Drive by individual driveways consistent with the development pattern established for existing houses fronting Valley Trails Drive. The rest of the proposed development would be accessed by new public streets. There would be a new entry street off of Valley Trails Drive at Lassen Street into the proposed development. The applicant is proposing a four-way stop at this intersection to ensure safe traffic circulation. There would also be two additional interior streets with dead-end courts providing vehicular access to the rest of the proposed development and new pedestrian access to the neighborhood park and walking paths. Please refer to Figures 1 and 2.

**Figure 1: Proposed Site Plan**



**Figure 2: Proposed Site Plan Overlaid with Aerial Photo**



The applicant is proposing to improve the existing sidewalk along Valley Trails Drive that fronts Lots 29 through 37. The project would provide a new sidewalk that would fill in the missing section of sidewalk between the church parking lot and the existing residences to the north and create a continuous sidewalk for the neighborhood along Valley Trails Drive. New landscaping and street trees would also be planted to provide separation between the sidewalk and Valley Trails Drive. Internal pedestrian access throughout the development would also be provided by sidewalks that are separated from the street by a landscape strip with new street trees. The applicant is proposing curb extensions along Valley Trails Drive and all interior streets for traffic calming purposes and to provide stormwater treatment areas. The project would also include two paved pedestrian/bicycle pathway connections from the ends of the two cul-de-sacs to the existing Valley Trails Park pathway.

### Homes

The applicant is proposing five house models: two one-story models (Plan 1 and Plan 2), two one-story models with an optional upper floor (Plan 1X and Plan 2X), and one two-story model (Plan 3). Each model would have three elevation styles: Bungalow, Cottage, and Ranch. Each elevation style would utilize a combination of stucco and/or wood siding and provide three exterior color schemes for a total of nine color schemes.

**Figure 3: Front Elevations**



The five home model types would range in size from 2,451-square-feet to 3,387-square feet. The Plan 1 and Plan 2 one-story homes would range in height from 20 feet, 9 inches to 23 feet, 9 inches (measured from finished grade to the top of the ridge). The Plan 1X and Plan 2X one-story homes with an optional upper floor would range in height from 25 feet, 3 inches to 27 feet, 10 inches. The Plan 3 two-story homes would range in height from 27 feet to 29 feet. Using the Pleasanton Municipal Code (PMC) definition for height (measured vertically from the average elevation of the natural grade of the ground covered by the home to the mean height between eaves and ridges for a gable roof), the homes would range in height from 16 feet, 1 inch to 24 feet, 1 inch. The applicant is proposing to comply with the development standards of the R-1-6,500 Zoning District. Please see Table 1 (Development Standards) below for the other primary development parameters of the proposed project.

**Table 1: Development Standards**

<b>R-1-6,500 Zoning District</b>		<b>Proposed Project</b>	
<i>Setbacks</i>		<i>Setbacks</i>	
Front (Home / Porch)	23 feet / 12 feet	Front (Home / Porch)	23 feet / 12 feet
Sides (One Side / Both Sides)	5 feet / 12 feet	Sides (One Side / Both Sides)	5 feet / 12 feet
Rear	20 feet	Rear	20 feet
<i>Maximum Floor Area Ratio</i>		<i>Floor Area Ratio</i>	
40%		Range	24.7 to 40.0%
		Average	35.8%
<i>Minimum Lot Size</i>		<i>Lot Size</i>	
6,500 square feet		Range	6,760 to 12,656 square feet
		Average	8,367.2 square feet
<i>Min. No. of Parking Spaces per House</i>		<i>No. of Parking Spaces per House</i>	
2		2	

The development plans submitted for this work session do not conform to a few of the development standards for the R-1-6,500 District (minimum corner lot width, building separation, rear yard setback, and front porch depth). However, the applicant has indicated that the development plans will be revised to meet all the R-1-6,500 District development standards prior to returning to the Planning Commission for a formal recommendation to City Council.

### Parking

Each home would have an attached two-car garage. Therefore, the total number of off-street parking spaces provided for the development would be 74 if 37 homes are built. The development would also provide 50 on-street parking spaces dispersed throughout the development (20 of the 50 on-street parking spaces would be provided along the project's Valley Trails Drive frontage).

### Trees

An arborist report prepared for the project surveyed all trees, measuring 6-inches and greater in diameter, within and adjacent to the site. A total of 25 trees comprising seven species were surveyed (please refer to Exhibit D for the tree report). Of the trees surveyed, 14 are on-site, 2 of which are on the shared property line, with the remaining 11 off-site. Three of the 25 trees surveyed are considered heritage-sized (as defined by the PMC) with two of those trees being located off-site. The tree report recommends preserving a total of 13 on- and off-site trees (11 on-site and 2 on the shared property line). The applicant is proposing to remove all but one off-site tree, 10 of which are trees within Valley Trails Park, that conflict with building pad locations and/or within areas where grading would occur (the tree locations are shown on sheet 6 of Exhibit B for reference). The one off-site tree to be preserved is a heritage tree. Staff does not support the removal of off-site trees and will continue to work with the applicant to preserve off-site trees prior to returning to the Planning Commission for a formal recommendation of the project to City Council.

### Open Space and Amenities

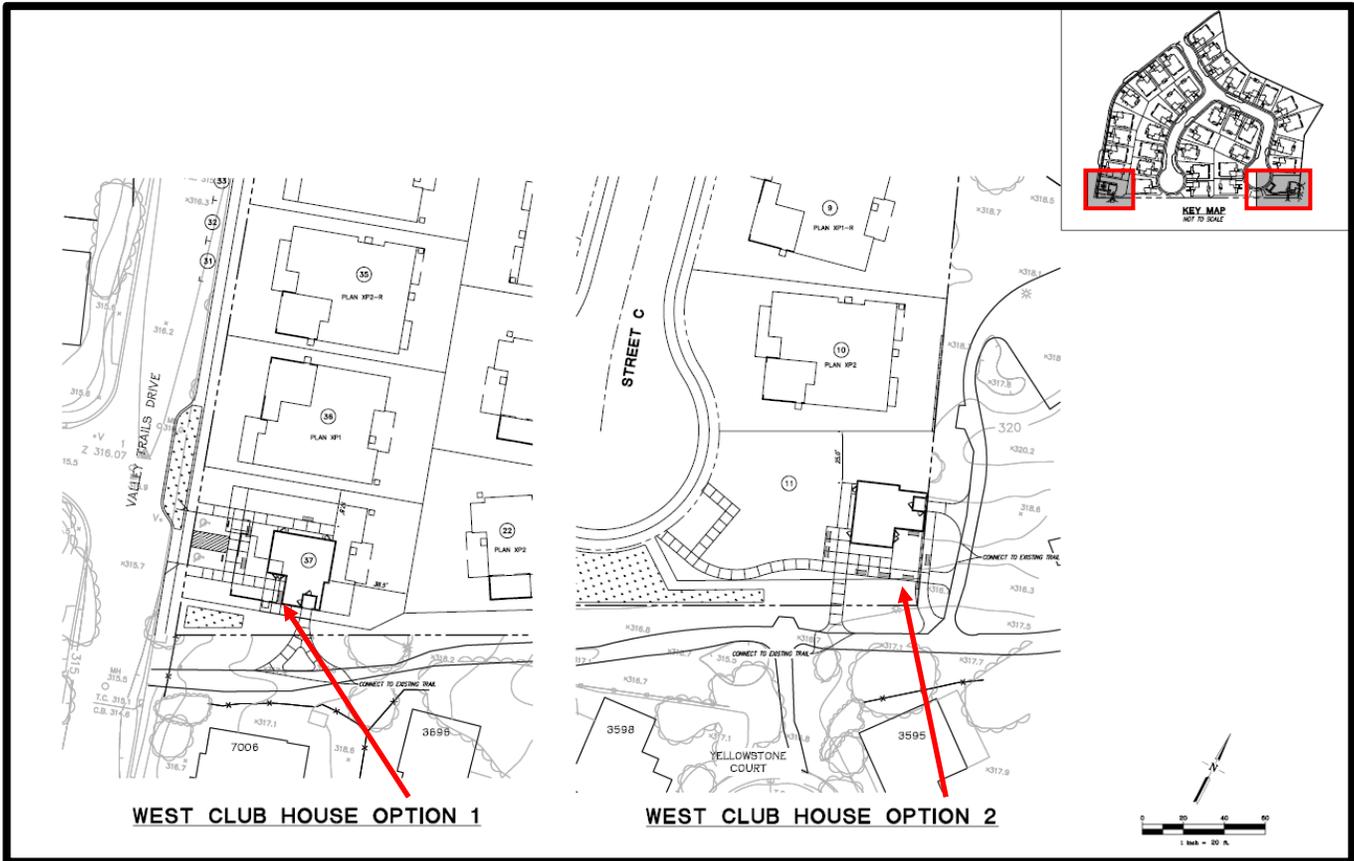
The proposed project includes two private landscape areas near the cul-de-sacs (labeled "Parcel A" and "Parcel B" on the proposed site plan) totaling approximately 0.23 acre, which would be maintained by the future homeowners/maintenance association. The project would also provide two paved 5-foot wide pedestrian/bicycle pathway connections from the ends of the two cul-de-sacs to the existing Valley Trails Park pathway.

Ponderosa is also proposing to install a new tot-lot and perform landscape improvements (i.e., turf removal and replacement with groundcover at specified locations) in Valley Trails Park. The landscape replacement is consistent with the Valley Trails Park improvement recommendations listed in the Parks and Recreation Master Plan. The location of the proposed improvements (i.e., tot-lot and landscaping) are shown in Exhibit E and the Parks and Master Plan recommendations for Valley Trails Park are included as Exhibit F. The improvements will require review from the Parks and Recreation Commission prior to a formal application being presented to City Council. Any recommendations from the Parks and Recreation Commission will be provided to the Planning Commission prior to forwarding a formal development application to City Council for action.

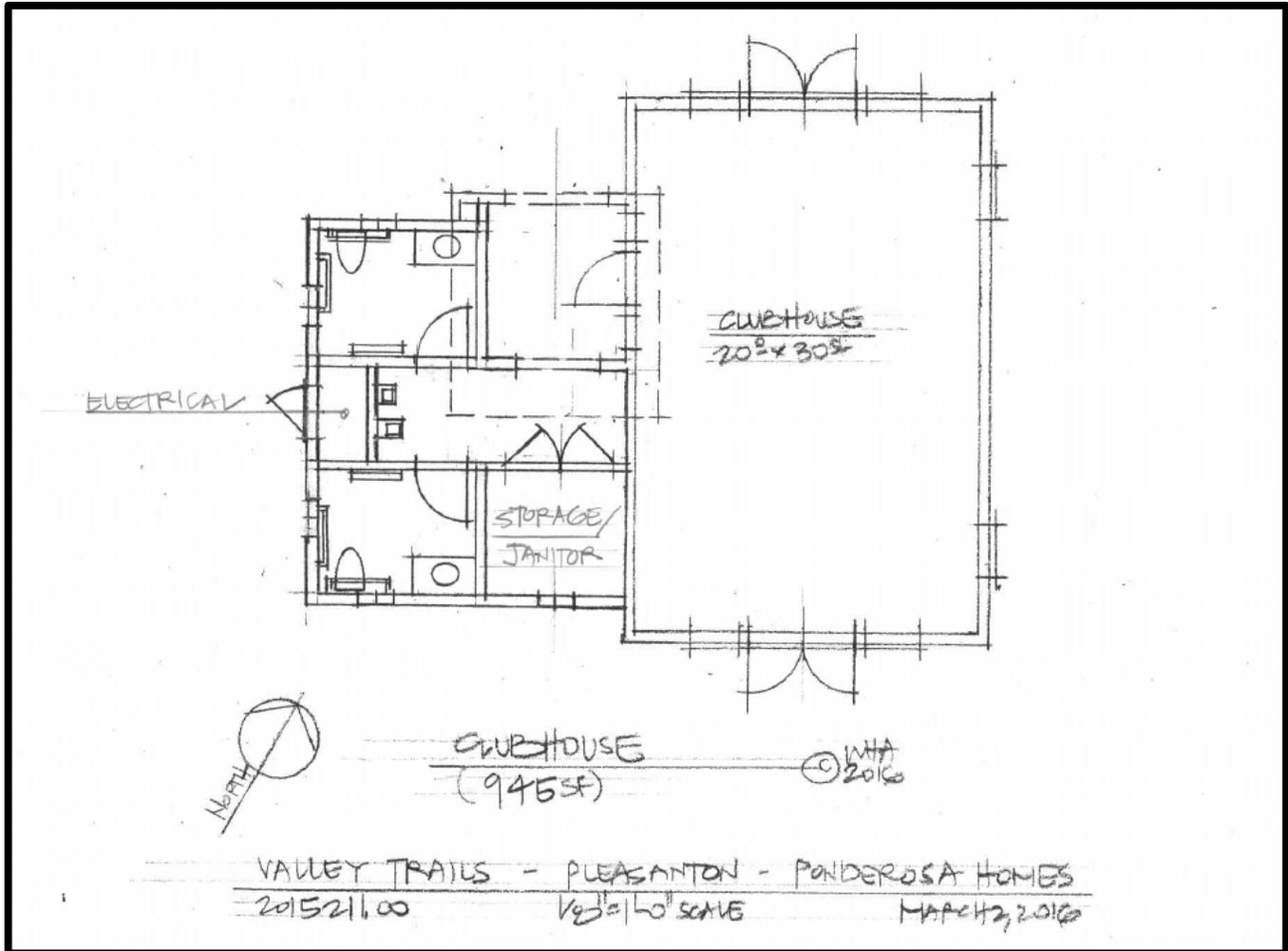
An optional development plotting plan (sheet 3 of Exhibit B) provides two options for the location of a possible club/meeting room facility. In-lieu of a residential unit, the club/meeting room building could be located on Lot 11 or Lot 37. Both lots border Valley Trails Park (see Figure 4). The approximately 945-square-foot building would include an approximately 600 square-foot club/meeting area, storage rooms, and two restroom facilities, which will be accessible from the meeting room (see Figure 5). The City's expectation is that the club/meeting room facility would not be maintained by the City (and would be maintained by Ponderosa and/or VTHA), but ostensibly would be open to the public for at least limited durations (and this requirement could

be made a condition of project approval). Elevation drawings were not included with this development plan; therefore, the height and design are unknown.

**Figure 4: Potential Locations for a Club/Meeting Room Building**



**Figure 5: Club/Meeting Room Floor Plan**



**PROJECT SITE ALTERNATIVES**

The current General Plan land use designation does not allow for residential uses, but the site is zoned for residential uses. Should a General Plan amendment be approved, the 36 (or 37) unit residential development with improvements to Valley Trails Park, including a tot-lot and as listed in the Park and Master Plan recommendations (Exhibit F), and a privately maintained club/meeting room facility, is staff's preferred option for this site. Other options for the site could include:

- 1) Retaining the religious facility and parking lot and developing the remaining vacant portion of the site with a residential project;
- 2) Developing a higher density residential project;
- 3) Developing a private school; or
- 4) Expanding the existing church building.

The first and second options would require a General Plan amendment to change the land use designation of the site in order to allow for residential uses, in addition to rezoning and could

require the site to be rezoned to a PUD district to allow for flexibility in development standards (i.e., lot sizes, setbacks, and FAR). The second option would generate higher volumes of traffic and noise. The third option wouldn't require a General Plan amendment; however, a private school could generate higher volumes of traffic and noise within the established neighborhood. For option four, a new religious organization could occupy the existing church and propose to expand the building or use (i.e., daycare/preschool). This option could also generate higher volumes of traffic and noise.

**PROS AND CONS FOR THE PROPOSED PROJECT**

<b>Pros</b>	<b>Cons</b>
The General Plan and zoning designation would be consistent (i.e., residential).	New development would be added to an established neighborhood.
The development plan, when revised, would conform to the current zoning designation.	The project would incrementally increase traffic, noise, activity, and parking demand.
The Parks and Recreation Master Plan recommendations for Valley Trails Park would be installed by the applicant.	Existing trees would be removed to accommodate the development.
The project is well-designed and would protect the character of Valley Trails Neighborhood by adding residential population on an underutilized site adjacent to a public park in an established neighborhood.	

**CONSIDERATIONS FOR THE WORK SESSION**

Staff is presenting the Commission with development plans for the site (Exhibit B) for consideration and comment. This work session will allow the Planning Commission the opportunity to provide direction to the applicant and staff regarding any issues it wishes to be addressed prior to consideration of project approval. The areas noted below are where staff would find the Commission's input most helpful.

**General Plan Amendment**

The subject property currently has a General Plan land use designation of "Public and Institutional," which does not allow residential uses. Therefore, a General Plan amendment is proposed to change the existing land use designation to "Medium Density Residential." The Medium Density Residential General Plan land use designation allows for 2 to 8 dwelling units per acre (du/ac) with a midpoint density of 5 du/ac. The General Plan indicates that residential projects which propose densities greater than the midpoint should be zoned PUD and include sufficient public amenities. The proposed project would have a density of 4.1 du/ac (37 lots on a 9-acre site) or 4.0 du/ac (36 lots on a 9-acre site), which is below the midpoint density. Therefore, PUD zoning and public amenities are not required for the proposed project. However, the applicant is proposing to provide amenities (please refer to the amenities section of this report).

The proposed General Plan amendment would reduce the total acreage of privately-owned, potentially developable sites in the City with the Public and Institutional land use designation from approximately 60 acres to 51 acres. This change would effectively reduce the amount of land in the City available for public and institutional uses such as religious facilities, cemeteries, corporation yards, sewage treatment facilities, utility substations, hospitals, post offices, community centers, senior centers, libraries, and City administrative buildings. The General Plan also provides policies and programs that encourage the evaluation of land use changes and provision of community facilities:

1. Land Use Element Policy 5: *Evaluate land-use changes in the context of overall City welfare and goals, as well as the impacts on surrounding neighborhoods.*
2. Land Use Element Program 5.2: *Consider surrounding land uses and potential impacts when changing land-use designations.*
3. Public facilities and Community Programs Element Goal 1: *Provide sufficient public facilities and community programs to efficiently serve existing and future development while preserving and enhancing the quality of life for existing and future residents.*

The Commission should also take into account the fact that the subject property is currently zoned R-1-6,500 District, which is inconsistent with the Public and Institutional General Plan land use designation. The proposed General Plan Amendment to change the land use designation to Medium Density Residential would reconcile the General Plan land use designation with the zoning of the subject property. In addition, there are other properties in the City that do not have a Public and Institutional General Plan land use designation that allow for some of the uses of the Public and Institutional General Plan land use designation. For example, religious facilities, various types of schools, and public utility and service facilities are conditionally permitted uses in the R-1 and R-M (Multi-Family Residential) Zoning Districts. Post offices are permitted in various commercial zoning districts and hospitals are conditionally permitted in the Office and Agricultural Zoning Districts. These uses are also permitted or conditionally permitted in other zoning districts including PUDs. Also, the surrounding neighborhood is already well-served by community and public facilities. Furthermore, the General Plan provides goals and policies that encourage residential infill development and land use changes from non-residential to residential designations where appropriate:

1. Land Use Element Policy 9: *Develop new housing in infill and peripheral areas which are adjacent to existing residential development, near transportation hubs or local-serving commercial areas.*
2. Housing Element Goal 15: *Adopt land use changes from non-residential to residential designations where appropriate.*
3. Housing Element Policy 38: *Strongly encourage residential infill in areas where public facilities are or can be made to be adequate to support such development.*

### **Amenities**

The proposal would not exceed the General Plan midpoint; therefore, dedication of land or amenities is not required. However, the applicant is proposing to dedicate to the City a portion of “open space” land for public use, if the City accepts the maintenance responsibilities of the of

the club/meeting room facility, adjacent to Valley Trails Park. Furthermore, Ponderosa is also proposing the installation a new tot-lot and to perform landscape improvements within Valley Trails Park. As noted earlier, the VTHA have strongly expressed a desire to have a club/meeting room with restroom facilities within Valley Trails Park. As shown in the development plans, Ponderosa has provided two optional sites and details of the proposed building. Ponderosa would dedicate the land to the City, construct the building, and provide some funding to assist the City's building maintenance cost. The concept of dedicating a club/meeting room has been discussed by City staff from the Community Services Division, Parks Division, Planning Division, and Operation Services Center and it was concluded that while staff would support the development of a club/meeting room on the site, construction and maintenance of the building would need to be funded (constructed, operated, and maintained) entirely by non-City sources.

Valley Trails Park is 6.1 acres in size and is classified as a Neighborhood Park. According to the City's 2014 Parks and Recreation Master Plan, Neighborhood Parks are, typically, 5 acres in size, but can be as large as 10 acres. Neighborhood Parks are intended to serve City residents who live in close proximity. Ideally, everyone in the City would live within convenient walking distance (typically 0.5-mile) of a Neighborhood Park. This is defined as the "service radius" or "service area" of a Neighborhood Park. Therefore, such parks usually do not have restrooms, on-site parking, lighted sports facilities, or community rooms.

Neighborhood Parks are designed to address the daily recreational needs of the surrounding neighborhood. Features of neighborhood parks might include playgrounds, open turf areas, picnic tables and/or picnic shelters, walking paths, attractive landscaping, and passive recreation features. A size of 5 acres or more is considered appropriate to serve a neighborhood of approximately 1,000 residents within its service area. On the other hand, Community Parks are at least 10 acres in size and serve the entire community (e.g., Bernal Park). Although they often have similar features as Neighborhood Parks, such as playgrounds and picnic areas, they also have "active" recreation features such as lighted sports facilities (sport fields, tennis courts, and swimming pools), community/recreation center, off-street parking, and restrooms.

In addition to the aforementioned requirements, Neighborhood Parks also contribute to the overall park system that is accessible to the entire community, which sometimes warrants the need for additional amenities. Examples of City Neighborhood Parks where design exceptions have been made to provide for amenities include Lions Wayside and Delucchi Parks, Stoneridge Creek Neighborhood Park and Creekside Park. All of those exceptions have been made to account for special circumstances, as described below.

Lions Wayside and Delucchi Parks – Although both parks are considered Neighborhood Parks, they also serve as a central hub for Downtown and City related events. Restrooms were added as a result of a request from the Pleasanton Downtown Association (PDA) to help support the weekly Farmer's Market and Concerts in the Park. In addition, the development of the Firehouse Arts Center and parking lot were a result of the 1998 Cultural Plan, the Downtown Specific Plan, and the Downtown Parks and Trails System Master Plan.

Creekside Park – Creekside Park is within Hacienda Business Park and is adjacent to businesses, apartment complexes and a regional trail system (Iron Horse Trail), warranting the inclusion of restrooms.

Stoneridge Creek Neighborhood Park – This Neighborhood Park went through a joint master planning process along with Staples Ranch Community Park. Although the support and funding for the Community Park dissolved, the Neighborhood Park was funded by a private developer, Continuing Life Communities (CLC). During the Master Planning process, the Developer (CLC) asked the City what type of amenities were needed on the north side of the neighborhood park, and the City identified the need for lighted tennis courts, an off-leash dog park and restrooms. However, the off-leash dog park was eliminated due to the expansion of the detention pond area.

In general, the City has been reluctant to take on maintenance of new (and unplanned) buildings given the City's long-term facilities strategy and approved master planning efforts. Furthermore, there are suitable public meeting spaces to accommodate neighborhood meetings, including the nearby Tennis Park, Senior Center, Firehouse Arts Center, Remillard Room (located at the City's Operation Services Center on Busch Road), and the City's library community room. Most of these facilities are available to the public at no cost. Should a club/meeting room facility be constructed, staff's position is that it be privately constructed, operated, and maintained by the developer and/or VTHA.

### **Site Layout & Access**

As previously discussed, Lots 29 through 37 would be accessed directly off of Valley Trails Drive and the rest of the development will be accessed by new interior streets with dead-end courts. The missing section of sidewalk on Valley Trails Drive between the church parking lot and the existing residences to the north would be installed and create a continuous sidewalk for the neighborhood along Valley Trails Drive. The interior sidewalks would also be separated from the interior streets by a landscape strip. The applicant is also proposing traffic calming measures and pedestrian connections to Valley Trails Park.

Staff seeks the Commission's comments regarding the street design and overall pedestrian experience. Staff believes that the site layout provides adequate vehicular and pedestrian access/flow and integration into the existing neighborhood. The interior streets, which are public streets, and pedestrian connections along Valley Trails drive and to Valley Trails Park help integrate the proposed development into the existing neighborhood. The vehicular and pedestrian connections also comply with the City's Complete Streets Policy and the overall street pattern is consistent with that of the surrounding neighborhood. However, staff believes that the two paved 5-foot pedestrian/bicycle pathway connections from the ends of the two cul-de-sacs to the existing Valley Trails Park pathway should be widened to 7 or 8 feet (which is more consistent with the width of the Valley Trails Park pathway) to allow for simultaneous pedestrian and bicycle travel.

### **Residential Architecture**

As previously discussed, the applicant is proposing five house models, which include two one-story models, two one-story models with an optional upper floor, and one two-story model. Each model would have three elevation styles, which are Bungalow, Cottage, and Ranch. Each elevation style would utilize a combination of stucco and/or wood siding and provide three exterior color schemes for a total of nine color schemes. Overall, staff believes that the proposed homes are adequately designed and provide enough interest and variation. The architectural styles and heights of the proposed homes are also compatible with those of the homes in the surrounding neighborhood, which include a mix one-story and two-story homes.

However, staff believes the architecture could be marginally improved by setting the garage back further from the street and/or deepening the front porch if feasible.

### **DISCUSSION POINTS**

- A. Does the Commission support the General Plan Amendment to allow for residential development on the subject property?*
- B. Does the Planning Commission support the construction of a club/meeting room building with restroom facilities within the project site?*
- C. Are the overall site plan and street/pedestrian design layout acceptable?*
- D. Are the home model types and elevation styles acceptable?*
- E. What other information would assist the Planning Commission in its decision on the proposal? Do you have any other comments on the project?*

### **PUBLIC COMMENT**

Notices for this work session were sent to surrounding property owners and tenants within a 1,000-foot radius of the site. Staff has provided the location and noticing maps as Exhibit G for reference. One resident, Marta Seda, expressed concerns regarding the traffic and circulation impacts of the proposed project in an email submitted to staff dated “July 21, 2016” (Exhibit H). At the time this report was published, staff has not received any other public comments about the project.

### **ENVIRONMENTAL ASSESSMENT**

Since the Planning Commission will take no formal action on the project at the work session, no environmental document accompanies this work session report.

### **SUMMARY/CONCLUSION**

Staff requests the Commission to review the proposal, hear all public testimony, and provide comments to staff and the applicant regarding the proposed General Plan Amendment, project alternatives, proposed site layout and access, and any other discussion points.

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