

## Planning Commission Staff Report

May 11, 2016  
Item 6.b.

**SUBJECT:** PUD-116

**APPLICANT/  
PROPERTY OWNER:** The Frank Berlogar Trust

**PURPOSE:** Application for Planned Unit Development (PUD) Development Plan for the approximately 34.3-acre parcel to: 1) construct two new single-family residences of approximately 6,117 square feet with a four-car garage and approximately 6,372 square feet with a four-car garage and related improvements on two new lots measuring approximately 3.88 acres and 14.56 acres, respectively; and 2) retain the existing single-family residence, second unit, and accessory structures on an approximately 15.86-acre remainder parcel.

**LOCATION:** 88 Silver Oaks Court

**GENERAL PLAN:** Low Density Residential and Open Space – Public Health and Safety

**SPECIFIC PLAN:** Vineyard Avenue Corridor Specific Plan

**ZONING:** PUD-HR/OS (Planned Unit Development – Hillside Residential/Open Space) District

**EXHIBITS:**

- A. [Draft Conditions of Approval](#)
- B. [Proposed Plans, Photo Simulations, Tree Assessment Report, and Geotechnical Report](#)
- C. [Memos to Planning Commission Dated October 3, 2005, and October 23, 2006](#)
- D. [Ordinance 1832, Approving PUD-05](#)
- E. [Vineyard Avenue Corridor Specific Plan Land Use Plan](#)
- F. [Project Location/Notification Map](#)

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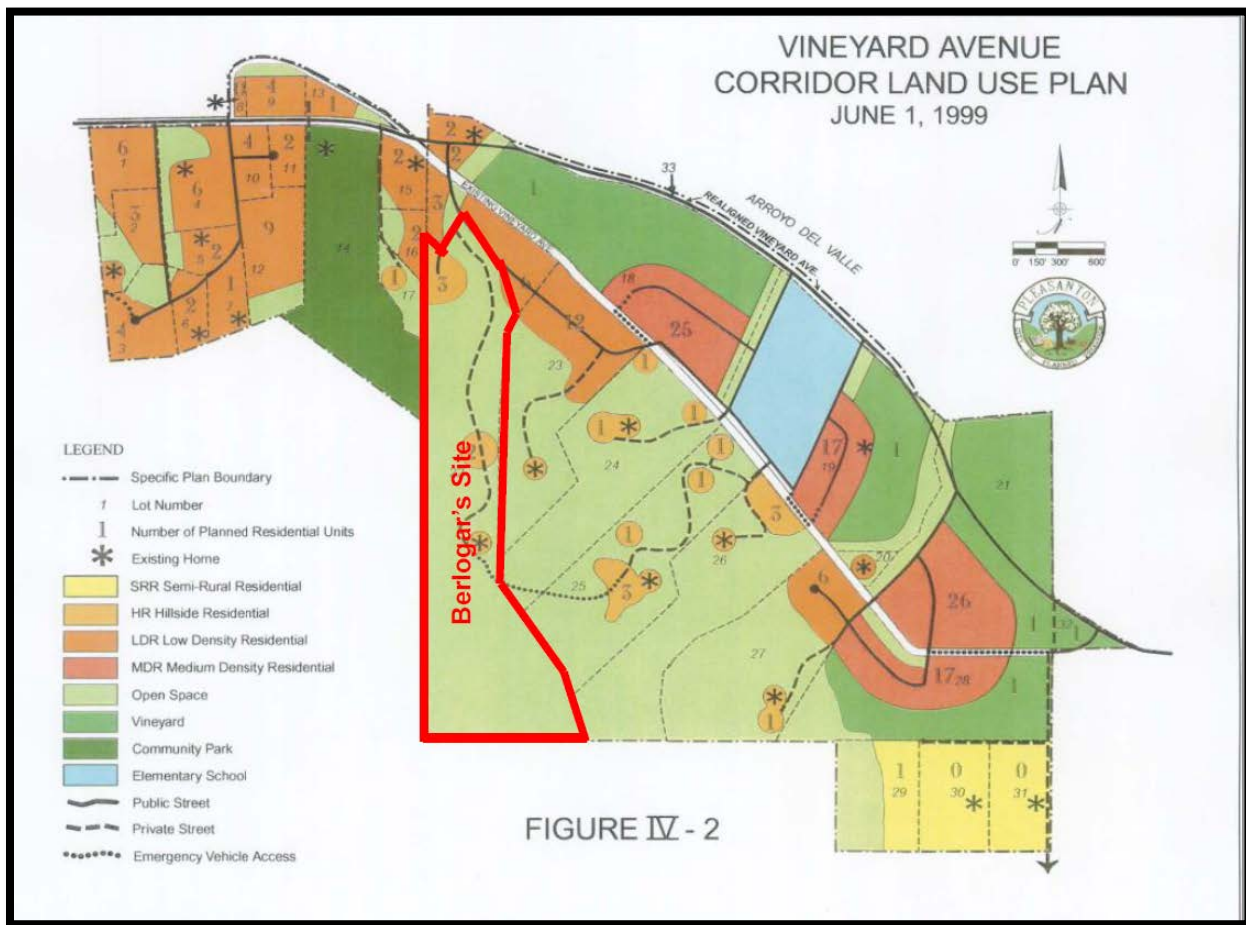
### BACKGROUND

The Vineyard Avenue Corridor Specific Plan (VACSP) and Planned Unit Development (PUD) rezoning for a 384-acre area in southeast Pleasanton were adopted by the City Council in June 1999. Since then, individual development projects within the Specific Plan have been approved, consistent with the provisions of the Specific Plan.

The Frank Berlogar Trust is the owner of Lot 22 in Subarea 3 of the VACSP. The original lot was approximately 50.13 acres in size and was occupied by an existing single family home, a trailer home (which was later replaced by a second unit), and several accessory buildings.

The lot has three Specific Plan land use designations: Low Density Residential (LDR), Hillside Residential (HR), and Open Space (OS). The VACSP indicates that a total of 14 new residential units could be developed on Lot 22 in addition to the existing home and second unit: nine new dwellings located in two LDR areas near Old Vineyard Avenue and five new dwellings in two HR areas. The HR areas are located in two separate areas of the site: the northern HR area is allocated three homes and the southern HR area is allocated two new homes. Figure 1 is the Vineyard Avenue Corridor Land Use Plan, which is also part of Exhibit D.

**Figure 1: Vineyard Avenue corridor Land Use Plan**



**Project Site Development History**

In June 2001, the City Council approved PUD-05 (Ordinance 1832, attached as Exhibit D), which allowed the construction of nine single family homes on the LDR portions of the property. To date, seven of the nine homes have been constructed on the streets now known as Silver Oaks Lane and Silver Oaks Court.

In 2005, the Planning Commission approved the construction of a second unit (caretaker unit), a barn/garage/workshop, a horse barn, and a hay barn on the approximately 34.3-acre site that contains the existing residence.

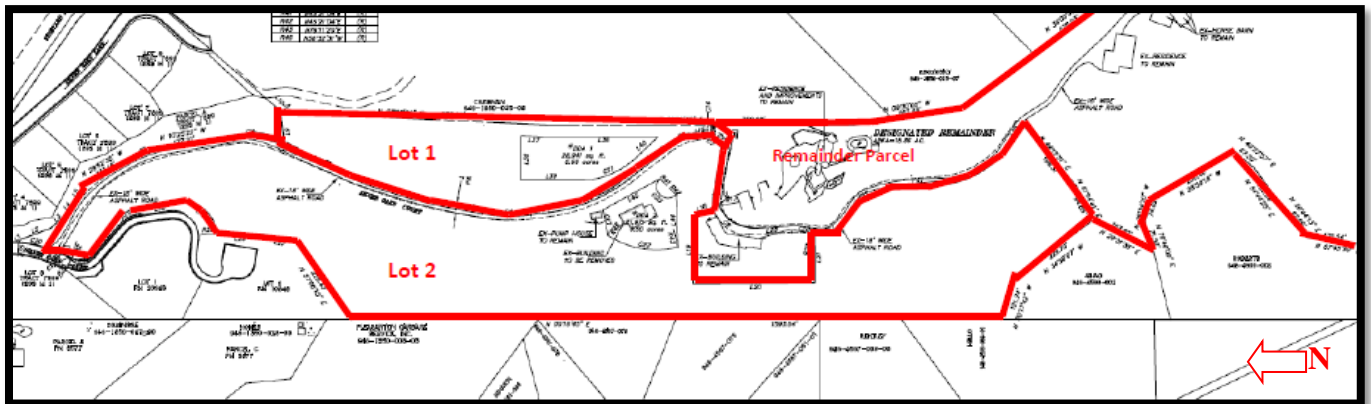
In 2014, the City Council approved PUD-84. It allowed the construction of two custom homes in the northern HR area, where three homes were originally allowed. The applicant agreed to eliminate the third home site in the northern HR area. Both homes have received design review approval.

The proposed PUD development plan would create two new residential lots in the southern HR area. The area containing the existing residence (approximately 15.86 acres) would be designated a remainder lot and is not part of this PUD development plan application. The primary focus of this report is the area that contains proposed Lots 1 and 2, and a portion of the existing road that would provide access to the new lots (comprising approximately 18.44 acres).

### SITE DESCRIPTION

The subject property is located on the south side of Old Vineyard Avenue, now known as Vineyard Avenue Trail. It contains the Berlogar residence, a caretaker's residence (second unit), a barn/workshop building, and a hay barn. The site is characterized by a steeply incised northerly-flowing intermittent creek running through the center of the long, narrow lot. A private road provides access to the Berlogar residence and accessory buildings. The site has been used for cattle grazing and horseback stabling/riding. There is also a small vineyard. The intermittent creek's habitat has been compromised by many years of intensive cattle grazing, and its lower end has been filled. Steeper areas contain blue oak woodland habitat. The elevations of the subject site range from 423 feet at the northern corner of the site near Old Vineyard Avenue to 695 feet at the top of the ridge near the southern property line. The Berlogar residence is connected to the city's sewer and water system via private sewer and water lines. Figure 2 shows the project site location.

Figure 2: Project Site Location



The property is bordered on the east and north by single family residential properties, on the west by single family residential properties and the old Pleasanton Garbage Service landfill, and the south by the Lin property with a PUD-RDR/OS (Planned Unit Development – Rural Density Residential/Open Space) zoning designation.

### PROJECT DESCRIPTION

The proposed project involves the development of two new single-family residences and the retention of a remainder parcel with a single-family residence and second unit. Elements of the project are summarized below:

- The proposed lot sizes are:
  - Lot 1 (new) – 3.88 acres
  - Lot 2 (new) – 14.56 acres
  - Remainder Lot – 15.86 acres
  
- The existing asphalt road would be used to provide access to and from the proposed residential lots and the remainder lot. A 20-foot wide access and utility easement is proposed that includes the existing asphalt road. A five-foot high retaining wall would be constructed on the eastern edge of the proposed easement along a portion of the western property line of the proposed Lot 1. The slope of the road within the project area varies from 3.1 percent to 13.5 percent.
  
- A fire truck pull-out area is proposed on Lot 2 near the existing pump house and along the western edge of the easement. The existing vehicle turn-around at the eastern curve of the road would be modified to meet the current Fire Code requirements and be used as a required fire turn-around area.
  
- Building envelopes would be identified for the proposed Lots 1 and 2. All structures (i.e., residences and accessory structures) would be required to be located within the envelopes. The building envelope for Lot 1 is approximately 28,941 square feet and the building envelope for Lot 2 is approximately 21,971 square feet.
  
- The physical parameters of the proposed development are summarized below in Table 1.

**Table 1: Proposed Development Summary**

	<b>Lot 1</b>	<b>Lot 2</b>
<b>Lot Size</b>	3.88 acres	14.56 acres
<b>Lot Elevation</b>	510 feet - 565 feet	470 feet - 525 feet
<b>Building Envelope Size</b>	28,941 sq. ft.	21,971 sq. ft.
<b>Home Size</b>	4,907 sq. ft.	4,839 sq. ft.
<b>Garage Size</b>	1,270 sq. ft.	1,533 sq. ft.
<b>Number of Stories</b>	2	2
<b>Height</b>	28 ft. 4 inches	29 ft.

- The home sites on the lots would be graded with flat pads. Both lots would be created by adding fill to the lots.
  
- The proposed custom homes would generally be designed in a “Tuscan Farmhouse” architectural style characterized by Moderate roof pitch, stucco walls with stone element, and tile roof. Photosimulations of the proposed homes were provided and are included as Exhibit B. The photosimulations were created using views from the rear yard of 2832 Gray Fox Court, which has the most direct view of the proposed development.
  
- Preliminary landscape plans have been proposed for both lots. The plan includes a tree/plant palette of native and non-native species that are primarily drought tolerant.

- An arborist report was submitted assessing the existing trees on the subject site. The report surveyed a total of 16 trees near the proposed development area. All of the surveyed trees would be retained except for Tree No. 7 located in the open space area on Lot 2, which is in very poor condition. The arborist report is attached as Exhibit B.

A Parcel Map application has also been submitted to subdivide the existing site into two new lots and one remainder lot; that application would be subject to review and action by staff if the proposed PUD development plan is approved by the City Council.

## **DISCUSSION**

### **General Plan, Specific Plan, and Zoning**

The project site has a General Plan Land Use designation of Low Density Residential (LDR) in areas where development is allowed, and the remainder of the site is designated Open Space – Agriculture and Grazing. The project site is located in the HR and OS Districts of the VACSP. The VACSP requires new homes to be located on lots with a minimum lot area of 40,000 square feet. The proposed lot sizes are 3.88 acres to 14.56 acres, conforming to the VACSP HR lot size requirement.

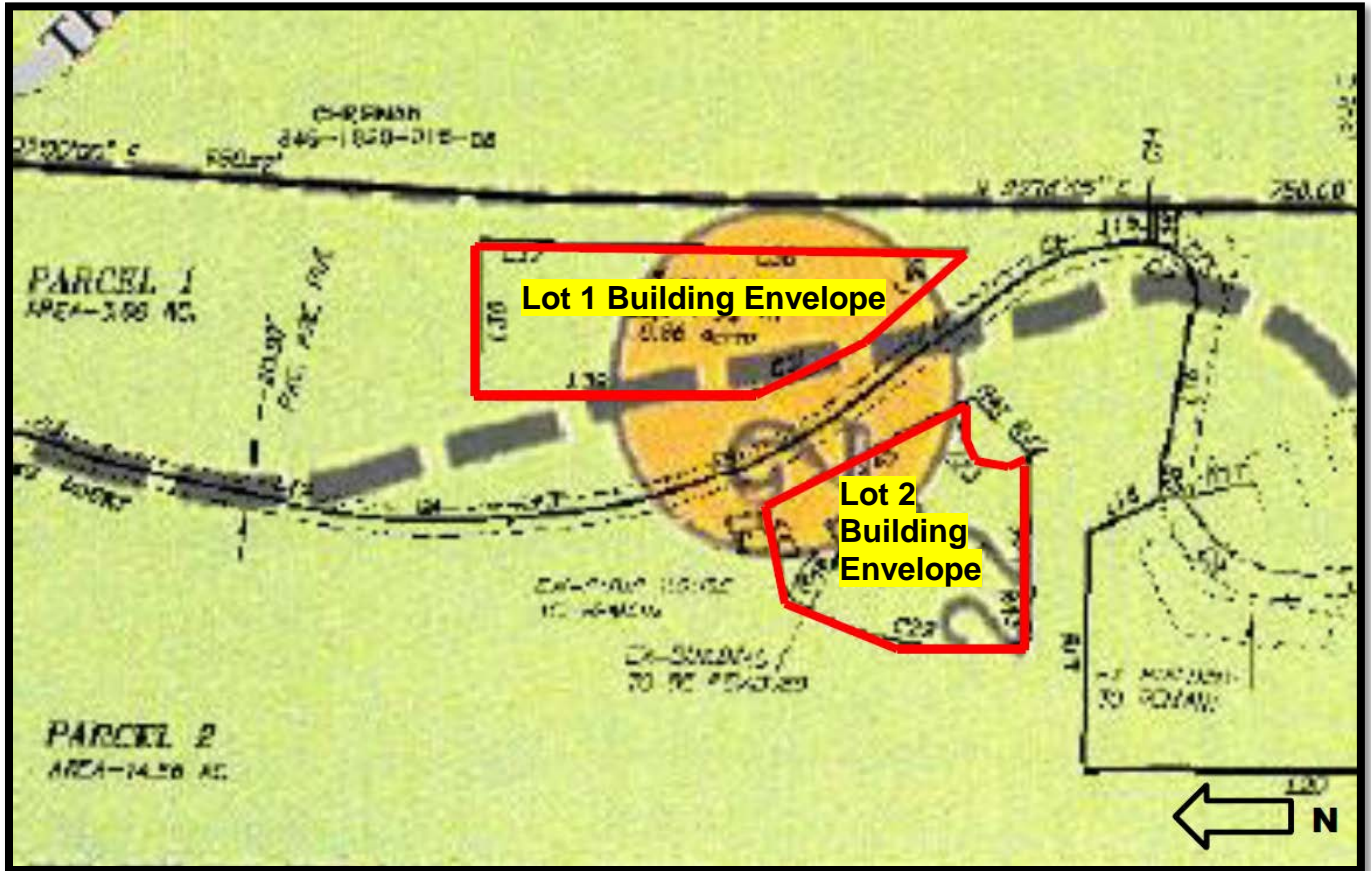
### **Uses**

The permitted and conditionally permitted uses for the proposed development (which include single-family residence, small or large family day care home, vineyards, and keeping of farm animals) are generally consistent with the uses listed in the VACSP. Recommended Condition No. 2 lists the permitted and conditionally permitted uses for this PUD development.

### **Site Plan**

Proposed Home Site Locations. The VACSP identifies two new residential home sites in the southern HR portion of the existing site near the existing residence. The VACSP Land Use Plan shows a circular “blob” (mustard-colored area shown in Figure 3, below) indicating the approximate location of the two new home sites. The proposed building envelopes are outlined in red.

**Figure 3: VACSP Land Use Map and the Proposed Building Envelopes for Lots 1 and 2**



As shown in the figure, portions of the proposed building envelopes would be located outside of but proximate to the mustard-colored area identified in the VACSP Land Use Plan for the home sites. Staff believes that the proposed building envelopes, while not completely within the general area designated for home sites in the VACSP, meet the intent of applicable policies in the VACSP, which promote the clustering of residential units to preserve significant natural features of the site, such as ridgelines, hilltops, oak woodland, creeks, and steep slopes. This approach to evaluating the clustering of building envelopes in the context of policies in the VACSP is consistent with past practice, as described below. .

Three other hillside residential developments have been approved in the VACSP: Lot 22 (PUD-84/Berlogar), Lot 25 (PUD-54/Reznick), and Lot 27 (PUD-32/Sarich). During PUD development plan reviews of these projects, there was discussion regarding the “blob” (i.e., home site) locations. The October 3, 2005 memo to the Planning Commission prepared for PUD-32 stated:

The dots show the number of planned residential units with an asterisk for an existing home. Where more than one unit is planned, the dots take on an irregular shape presumably signifying the general location for the units. These “dots” or “blobs,” as the case may be, do not appear to be randomly placed. However, Figure IV-2 does not have the precision of topographic contours or other descriptive features that would specify an exact location. Again, as noted on page 23 of the Specific Plan, there was some flexibility built into the Specific Plan to allow specific site development standards to be looked at through the City’s PUD process and varied “for unusual site conditions as long as any new standards are consistent with the intent of the Specific Plan.”

In a follow-up memo to the Planning Commission concerning PUD-32, staff stated that “typically these types of dots shown on specific plans are somewhat general in terms of location, and that specific plans allow for some degree of flexibility as to the precise building or road locations shown on specific plan land use maps.” Ultimately, for all three residential projects, the Planning Commission and the City Council approved house locations which varied from the locations represented by the “blobs” on the VACSP Land Use map by finding that the new locations “would result in an environmentally superior plan.” The Planning Commission reached consensus that there could be flexibility considered in the siting of future lots; that future homes did not need to be located precisely in the “blob” shown on the land use map; and that the location of the lots was consistent with the intent of the VACSP. In addition, no direction was provided to amend the VACSP. The City Council concurred with the Commission’s decision. Both memos prepared for the Planning Commission regarding PUD-32 are attached as Exhibit C.

The VACSP indicates the following setbacks for HR lots as measured from property lines:

- Front: 35 feet
- Side: 20 feet
- Rear: 40 feet

Given the irregular-shaped lots, staff recommends that the applicant create building envelopes for each lot rather than identifying minimum setbacks, as it would be difficult to designate the front, side, and rear yards for each lot. The proposed homes and accessory structures would need to be located within the defined building envelope area on each lot.

Table 2 shows the distances between the proposed building envelope and property lines.

**Table 2: Building Envelope Location and Property Lines**

	<b>Approximately Distance between Building Envelope and Property Lines</b>			
	<b>East</b>	<b>West</b>	<b>South</b>	<b>North</b>
<b>Lot 1</b>	30 ft.	33 ft.	125 ft.	580 ft.
<b>Lot 2</b>	33 ft.	35 ft.	170 ft.	1,400 ft.

The intent of setbacks is to provide an adequate buffer between buildings and property lines. Staff believes the proposed building envelope locations meet this intent and are acceptable.

Additionally, staff finds the proposed building envelope location/area, home size and height are acceptable as proposed. See specific discussions concerning overall building areas for both lots and building height for Lot 1 in the following sections of the report.

Access Road. The existing private road extends through the project site. The VACSP requires private hillside roads comprise a 16-foot-wide paved section with two-foot shoulders on either side that are maintained free of vegetation. No parking is allowed. The portion of the existing asphalt road that is within the project area and would provide access to the proposed two new lots has a minimum paved width of 18 feet. The propose access easement is 20 feet wide including an additional two feet on the east (upslope) side, thus meeting the VACSP private road width requirement.

As required, a fire truck pull-out area is proposed on Lot 2 near the pump house. The applicant will also modify the existing vehicle turn-around area by adding a small paved area to meet Livermore-Pleasanton Fire Department (LPFD) Fire Department turn-around requirements. Staff believes that the proposed access easement, pull-out area, and fire turn-around are acceptably designed.

Grading and Retaining Walls. In order to create building pads, fill would be placed on both lots. The proposed grading utilizes “rounded landform grading” techniques to achieve a natural transition between graded areas and existing terrain, and prohibits most grading from occurring within tree driplines to avoid impacts to the existing mature trees. Additionally, the graded slopes would not be visible from public streets due to intervening hillsides and vegetation.

The proposed grading is estimated to result an approximately 3,800 cubic yards of cut and approximately 23,100 cubic yards of fill. The applicant intends to use excess soil from the Silver Oaks Hillside development (PUD-84), located to the northwest of the project and currently under construction, to minimize importing soil from elsewhere.

Several retaining walls are proposed within the project area. They would be located on the east side of the private road and on the east and west sides of the proposed building envelopes. As proposed, none of the walls would be more than five feet in height. The applicant has not yet specified the material for the retaining walls. In order to minimize the visibility of the walls, staff recommends that they be stone-faced to match the recently-constructed retaining walls located to the west of the project site at Silver Oaks Hillside. In addition, staff recommends that evergreen shrubs be installed on the west side of the retaining walls to help reduce their visibility when viewed from the residential properties to the west on Gray Fox Court. Staff has included recommended conditions of approval to address these items.

### **Proposed Homes**

Home Size and Maximum Building Area. The proposed building envelopes on Lot 1 and Lot 2 are approximately 28,941 square feet in area and 21,971 square feet in area, respectively. The proposed building areas (encompassing the house and garage footprints) are 6,177 square feet on Lot 1 and 6,370 square feet on Lot 2.

The building envelope defines the area where the home and accessory structures could be located. Staff believes it is necessary to limit the square footage that would be allowed on each lot so that the overall building area would be appropriate for a hillside development. The Silver Oaks Hillside development (PUD-84) to the northwest of the project area allows 8,500 square feet of habitable area and an overall building area of 10,000 square feet on each lot. The Winding Oaks development (PUD-54) to the east of the project area allowed for a house size ranging from 5,425 square feet to 9,361 square feet on building envelope areas varying from 12,332 square feet to 21,772 square feet. For the proposed development, staff recommends that an overall maximum building area of 7,500 square feet be allowed on Lot 1 and an overall maximum building area of 7,000 square feet be allowed on Lot 2. These proposed maximum building areas are based on the proposed site plans and potential for future additions within the proposed building envelopes. As proposed, the maximum square footage would allow a future addition of approximately 1,323 square feet on Lot 1 and approximately 630 square feet on Lot 2. Staff has discussed the proposed maximum building



areas with the applicant, and the applicant is agreeable to the limits. Table 3 shows the maximum floor area calculations.

**Table 3: Proposed Maximum Overall Building Area**

	<b>Lot 1</b>	<b>Lot 2</b>
<b>Proposed Maximum Overall Building Area</b>	7,500 sq. ft.	7,000 sq. ft.
<b>Proposed Building Area (house and garage)</b>	6,177 sq. ft.	6,370 sq. ft.
<b>Square Footage Available for Future Additions</b>	1,323 sq. ft.	630 sq. ft.

Each proposed home would have a four-car garage. The proposed driveway area in front of the garage is approximately 1,800 square feet, which could accommodate approximately five to eight additional vehicles; no other area within the project site would be available for guest parking.

Building Height. The VACSP allows primary buildings in the HR District to be two stories and 30 feet in height below elevations of 540 feet. Above that elevation, buildings are limited to one story and 25 feet in height. The proposed home on Lot 2, which would be located below 540 feet, is a 29-foot tall, two-story home, meeting the requirements.

The proposed 28-foot 4-inch tall, two-story home on Lot 1 would be located above an elevation of 540 feet and does not meet the height and story requirements.

The VACSP states that flexibility in applying site development standards such as building height may be granted to allow for unusual site conditions as long as any new standards are consistent with the intent of the Specific Plan. It further indicates that minor variations in lot size, building setbacks, and building height may be permitted subject to the PUD development plan approval process where necessary due to physical site conditions. As proposed, the second floor of Lot 1 is significantly smaller than the first floor. Additionally, the proposed home would not be visible from nearby streets but would be visible from the rear yard of private homes. The photosimulations prepared for the project, using the view from the rear yard of 2832 Gray Fox Court, show that the second story of Lot 1 would not substantially increase the visibility of that residence. The photosimulations for both homes are part of Exhibit B.

Staff recommends a condition prohibiting additions on the second floor of Lot 1 to minimize any changes to the Lot 1 residence that would increase its prominence. Additionally, staff recommends a condition clarifying that building height for both lots is measured vertically from the lowest finished grade adjacent to an exterior wall of the house to the highest point of the house, excluding chimneys. The applicant agrees with these conditions.

Architecture Styles. The Specific Hillside Residential District Design Guidelines of the VACSP states the following:

- House designs should be limited to traditional architectural styles and forms adjusted to conform to the natural character of the site.
- Architectural design should emphasize the blending of buildings into the natural surroundings and minimizing building visibility from off-site areas.

- Medium to dark earth-tone building colors shall be used to complement the surrounding natural setting. Darker colors will generally be less conspicuous when viewed from a distance. White, tan, light gray, blue, and yellow are inappropriate building base colors.

The proposed two-story homes are designed with articulated wall lines that provide a break in the massing of the home and promote visual interest. The roof lines vary to help mitigate the massing of the structure and the front façade of the home on Lot 2 incorporates stone veneer and stucco. As proposed, the massing of both buildings will be compatible with others in the area. The home on Lot 1 includes a Juliet-style balcony and the home on Lot 2 includes a balcony on the front elevation. The window shutters on both homes would add architectural interest and the home designs incorporate high quality materials and elements. The front entry and sectional garage doors for both homes are detailed and compatible with the design of the proposed homes. The elevation plans did not identify specific exterior materials; in discussion with the applicant and project architect, the exterior materials for the proposed homes would be similar to the recently approved homes in the Silver Oaks Hillside development. In general, staff finds that the proposed homes would conform to the VACSP. Figure 5 shows the proposed front elevations of the homes.

**Figure 5: Front Elevations**



## **Arborist Report**

An arborist report states that of the 16 surveyed trees within and near the proposed development area, Tree No. 7, a 33-inch diameter valley oak located on Lot 2, has a significant crack at the lower trunk fork. For safety reasons, the arborist is recommending its removal. Staff disagrees with this recommendation. Based on the proposed site plan, this tree is located in the open space area, and not near the proposed home site; thus, it should be retained to provide valuable wildlife habitat and allow it to die naturally as it provides valuable wildlife habitat (birds, small mammals, and other wildlife use dead trees for nests, nurseries, storage areas, foraging, roosting, and perching).

Tree No. 15, a 30-inch diameter valley oak, is located adjacent to the proposed driveway on Lot 1. A portion of the proposed driveway would be located within the dripline. The arborist report recommends modifying the grading plan so that a 35-foot distance would be provided between the tree trunk and the nearest grading area in order to minimize impact to the tree. Staff has included conditions requiring the applicant to adhere to the tree protection measures specified in the arborist report and post a tree protection bond.

## **Landscaping**

The proposed preliminary landscape plans include a variety of planting materials. The plan includes a tree plant palette of native and non-native species that are mostly drought tolerant, as well as some hardscape features, including a concrete paver driveway to complement the stone veneer of the proposed home on Lot 2. The proposed landscape plan for Lot 1 includes a total of 15 new trees and the plan for Lot 2 includes a total of 14 trees. All trees are 24-inch box size, and they would be planted on both sides of the driveway of the new homes. The preliminary landscape plans do not include planting details for shrubs and groundcover. Staff has including a condition recommending that final landscape plans include planting details.

Staff believes that the combination of plant materials and hardscape will add interest to the site and the existing trees and the proposed shrubs along the retaining walls will provide adequate screening of the site from the rear yard of the homes on Gray Fox Court. Additionally, with the recommended condition requiring the project to meet the Model Water Efficient Landscape Ordinance (WELo), the proposed landscaping will minimize the need for portable water.

Fencing Open fencing, consisting of six-foot high wire mesh with wood posts, is proposed. Staff finds that the open style fencing is appropriate for the hillside area.

## **Fire Management and Open Space Plans**

Proper management of open space areas is necessary to maintain the quality of the existing natural environment as well as to reduce fire hazards. Therefore, VACSP requires that site-specific Open-Space Management and Wildland Fire Protection Plans be prepared and submitted by each developer of lots which contain open space land as a part of the PUD development plan application. The plans are required to address agricultural operations, open space maintenance, wildlife and vegetation protection, and measures to reduce fire intensity/fire exposure. An Open-Space Management and Wildland Fire Protection Plan was included in the original PUD-05 approval; however, a site-specific Open-Space Management and Wildland Fire Protection Plan has not been provided for this development. A condition of approval requires that the plan be submitted for City Council approval as part of its review of the PUD development plan and that the final plan be reviewed and approved by the Director of Community Development and LPFD prior to the approval of the Parcel Map.

## **PUBLIC NOTICE**

Notices regarding the proposed Planned Unit Development application and related public hearing were mailed to the surrounding property owners within a 1,000-foot radius of the project site. A map showing the noticing area is attached to this report. Terry Kingsfather, a resident at 2492 Silver Oaks Lane, inquired about the location of the proposed PUD and where the proposed home sites would be visible from his property. No other comments from the public were received.

## **PUD CONSIDERATIONS**

The Zoning Ordinance of the Municipal Code sets forth the purposes of the Planned Unit Development District and "considerations" to be addressed in reviewing a PUD development plan.

### **1. Whether the plan is in the best interests of the public health, safety, and general welfare.**

The proposed project, as conditioned, meets all applicable City standards concerning public health, safety, and welfare. The subject development would include the installation of all required on-site utilities with connections to the city systems in order to serve the two new lots. The project will not generate volumes of traffic that cannot be accommodated by existing City streets and intersections in the area. The future homes would be designed to meet the requirements of Building and Fire Codes, and other applicable City codes. The proposed development is compatible with the adjacent uses and would be consistent with the existing character of the area. Adequate setbacks would be provided between the proposed building envelopes and the existing homes on the adjacent properties. Furthermore, a site-specific Open-Space Management and Wildland Fire Protection Plan would be prepared to reduce fire risks associated with development of the site. Therefore, staff believes that the proposed PUD development plan is in the best interests of the public health, safety, and general welfare, and that this finding can be made.

### **2. Whether the plan is consistent with the City's General Plan and any applicable specific plan.**

The VACSP was developed to implement the City's General Plan for the Vineyard Avenue Corridor area and to preserve open space, protect wildlife habitat, mitigate drainage impacts, and result in development that is designed sensitively around hillside areas. The proposed PUD development plan has been designed or conditioned to meet the applicable VACSP policies for the Hillside Residential and Open Space land use designations. The proposed project would be within the allowable density of the site as identified in the VACSP and is designed to minimize hillside grading and protect existing vegetation on the site. Staff believes that the proposed PUD development plan is consistent with the VACSP, as conditioned. By conforming to the VACSP, the proposed project also conforms to the General Plan. Thus, staff concludes that the proposed development plan is consistent with the City's General Plan and VACSP, and staff believes that this finding can be made.

**3. Whether the plan is compatible with previously developed properties in the vicinity and the natural, topographic features of the site.**

Surrounding properties include single-family residential homes, open space properties, and the former landfill site for Pleasanton Garbage Service. As conditioned, staff believes that the proposed residential lots and the design of the homes would be compatible with the surrounding uses. The proposed building envelopes will minimize the future structures' impacts on neighboring properties. As conditioned, no second floor addition on Lot 1 would be allowed and future structures over 10 feet in height on both lots would be subject to the City's design review process to ensure compatibility with adjacent uses. Therefore, staff believes that the PUD development plan is compatible with the previously developed properties and the natural, topographic features of the site, and staff believes that this finding can be made.

**4. Whether grading takes into account environmental characteristics and is designed in keeping with the best engineering practices to avoid erosion, slides, or flooding to have as minimal an effect upon the environment as possible.**

Graded areas have been minimized to the extent feasible to preserve the natural topography of the site and prevent tree removal. In addition, the project retains the drainage on the site in its existing condition. Erosion control and dust suppression measures will be documented in the improvement plans and will be administered by the City's Building and Safety Division. According to the United States Federal Emergency Management Agency Flood Hazard maps, no portion of the site is located in a flood hazard zone. Therefore, staff believes that this finding can be made.

**5. Whether streets and buildings have been designed and located to complement the natural terrain and landscape.**

A portion of the existing private road would provide access to the new home sites. A retaining wall with a maximum five-foot height would be constructed on the east side of the road.

All existing trees would be retained with the recommended conditions of approval. Existing trees would provide a natural screen to reduce the visibility of the proposed homes when viewed from the rear yard of the homes on Gray Fox Court that face the proposed development. As conditioned, evergreen shrubs would be planted in front of the retaining walls to further reduce the visibility of the retaining walls from Gray Fox Court.

The proposed homes are two stories in height with articulated wall lines that provide a break in the massing and promote visual interest. The roof lines are varied to reduce the massing of the structures and the front façade incorporates stone veneer and stucco. As proposed, the massing of the buildings will be compatible with others in the area. The details shown on the elevation plans for both lots add architectural interest and the home design incorporates high quality elements. In general, the architectural design and colors conform to the hillside design guidelines of VACSP.

The proposed second floor on Lot 1 is approximately 30 percent of the first floor area, would not be prominent as seen from off-site locations, and conforms with the intent of the VACSP. Therefore, staff believes that this PUD finding can be made.

**6. Whether adequate public safety measures have been incorporated into the design of the plan.**

Several public safety measures have been incorporated into the design of the proposed development plan. The Livermore-Pleasanton Fire Department (LPFD) has found that the existing private road within the project area could be safely used to access the proposed lots. As required by LPFD, the existing vehicle turn-around area will be modified to meet the fire code requirements and be used as a required fire turn-around area. A fire hydrant will be provided near the fire pull-out area for the proposed development. Additionally, all new homes are required to be equipped with automatic residential fire sprinklers. Therefore, staff believes that this finding can be made.

**7. Whether the plan conforms to the purposes of the PUD District.**

The PUD district allows flexibility in creating development plans and standards for unique situations. The location of the homes, the mass and bulk of the homes, and the style of the homes are found to be compatible with the surrounding homes. Staff finds that the proposed development plan takes into account the City's desire to preserve open space and significant vegetation, to reduce grading on hillsides, and to minimize visibility of development from off-site views. Staff believes that through the PUD process the proposed project has provided the applicants and the City with a development plan that optimizes the use of this hillside site in a sensitive manner. Therefore, staff believes that this finding can be made.

**ENVIRONMENTAL ASSESSMENT**

Environmental review for the proposed project was undertaken with the Final Environmental Impact Report (EIR) approved by the City Council for the VACSP in conformance with the standards of the California Environmental Quality Act (CEQA). CEQA specifies that projects that are prepared pursuant to an adopted specific plan for which an EIR has been prepared and certified are exempt from additional environmental review provided: 1) there are no substantial changes to the project or to the circumstances under which the project is being undertaken that involve new significant environmental effects or that substantially increase the severity of previously identified effects; and 2) that no new information is identified that would indicate that the project will have one or more significant effects not discussed in the EIR. None of these criteria apply to the project. Therefore, no additional CEQA review is required.

**CONCLUSION**

Staff finds that proposed project is sensitively designed to protect the topography of the site, key environmental features, and the visual character of the Vineyard Corridor area. In addition, the project meets key objectives of the VCSP, including the creation of a transition area between more urbanized portions of Pleasanton to the east and open space areas to the west. Therefore, staff is recommending that the Commission recommend approval of the proposed development plan to the City Council.

## **STAFF RECOMMENDATION**

Staff recommends that the Commission take the following actions:

1. Find that there are no new or changed circumstances or information which require additional CEQA review of the project;
2. Make the PUD findings as listed in this staff report; and
3. Adopt a resolution recommending approval of PUD-116, subject to the Conditions of Approval listed on Exhibit A and forward the PUD development plan to the City Council for public hearing and review.

### **Primary Author:**

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### **Reviewed/Approved By:**

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