

Planning Commission Staff Report

April 13, 2016

Item 6.a.

- SUBJECT:** P16-0006
- APPLICANT/
PROPERTY OWNER:** The Frank Berlogar Trust
- PURPOSE:** Application for Design Review approval to construct an approximately 6,486-square-foot, two-story custom home with a 1,133-square-foot garage on an approximately 49,316-square-foot parcel
- LOCATION:** 39 Silver Oaks Court (Lot 1)
- GENERAL PLAN:** Low Density Residential and Open Space-Public Health and Safety
- SPECIFIC PLAN:** Vineyard Avenue Corridor
- ZONING:** Planned Unit Development – Hillside Residential & Open Space (PUD-HR&OS) District
- EXHIBITS:**
- A. [Draft Conditions of Approval](#)
 - B. [Project plans, Photosimulations, GreenPoint Checklist](#), and [Color and Material Board](#) dated “Received February 26, 2016”
 - C. [Silver Oaks Hillside Development and Architectural Guidelines](#)
 - D. [Ordinance No. 2096 \(PUD-84\)](#)
 - E. [Location and Noticing Map](#)

BACKGROUND

The Silver Oaks Hillside Planned Unit Development (PUD-84) is a portion of the Vineyard Avenue Corridor Specific Plan area and consists of two new residential lots (Lots 1 and 2) for custom homes. A custom home on Lot 2 (47 Silver Oaks Court) was approved on March 11, 2016, and the construction plans are being reviewed. The Silver Oaks Hillside Site Development and Architectural Review Guidelines (Exhibit C) specify the required development standards for each lot within the Planned Unit Development, including, but not

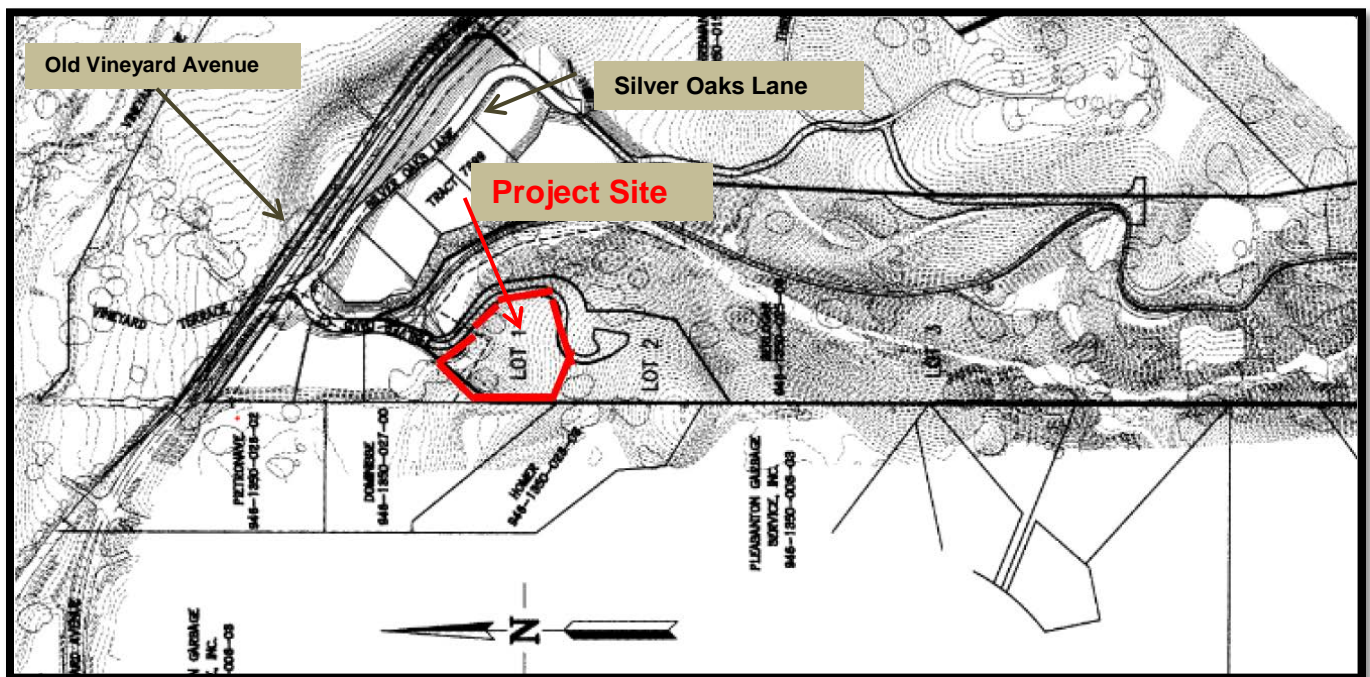
limited to, the designated building envelope¹, building height, maximum square footage, landscaping, and architectural styles.

The property owner requests Design Review approval to construct an approximately 6,486-square-foot, two-story custom home with an approximately 1,133-square-foot garage on Lot 1 of the subdivision. In response to the project's notice, one resident contacted staff and indicated objection to the design review application, based on the proposed grading (filled area) in the driveway area. The Design Review application is thus before the Planning Commission for review and action.

SITE DESCRIPTION

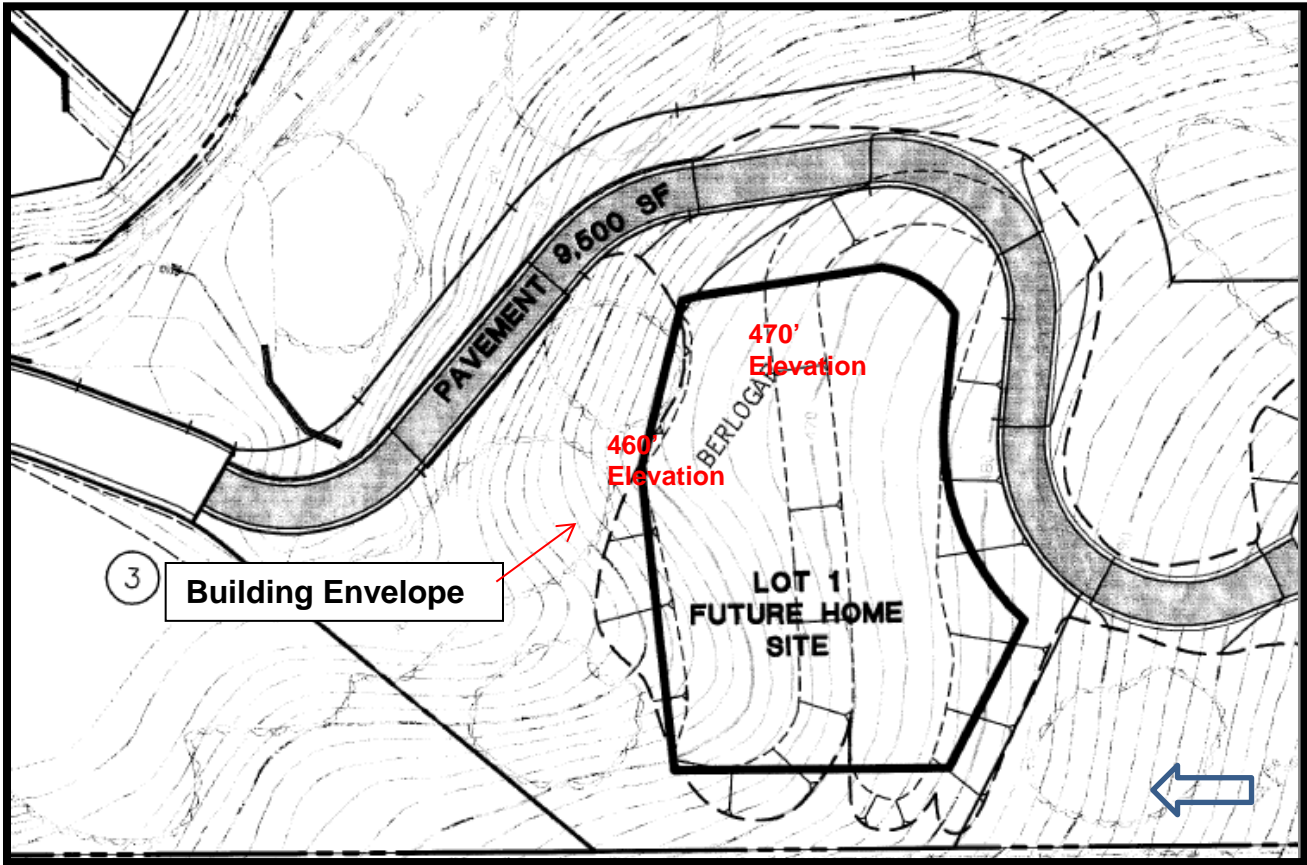
Lot 1, which is approximately 1.10 acres in size, is irregularly shaped and is located north of Lot 2. The site is accessed via a private road, which is located along the site's eastern boundary. The lot has been pre-graded per the approved improvement plans, with a split pad at elevations 460 feet and 470 feet. Figure 1 shows the location of the project site. Figure 2 is a topographical map of Lot 1.

Figure 1: Project Location



¹ The Designated Building Envelope is an area within which all structures shall be located.

Figure 2: Topography of Lot 1



PROJECT DESCRIPTION

The property owner requests Design Review approval to construct an approximately 6,486-square-foot, two-story custom home. The proposed home also includes an approximately 1,133-square-foot attached garage, a 280-square-foot partially enclosed loggia on the main level, and a 252-square-foot partially enclosed loggia at the lower level.

The proposed 6,486 square-foot custom home will be designed in a “Tuscan Farmhouse” architectural style, which features smooth stucco walls, stone veneer, cast stone window and door trim, pre-cast support columns, concrete S-tile roofing, and decorative iron accent elements. The colors will primarily be earth tones.

The landscape plan includes a tree/plant palette of native and non-native species that are primarily drought tolerant, as well as some hardscape features, including a colored concrete driveway with scored perimeter band and pavers to complement the stacked stone on the proposed home. Additional grading is proposed to extend the flat area in front of the garage. Two-tiered retaining walls (three feet and two feet in height) with landscaping would be installed. No existing site trees will be removed in conjunction with this project.

Photo simulations showing the existing condition and post-construction condition are provided in Exhibit B as required by PUD-84. Please refer to the project plans and color and materials sheets in Exhibit B for additional information on the subject proposal.

ANALYSIS

The design guidelines that were established by PUD-84 address the designated building envelope, building height, maximum square footage, landscaping, architectural style, grading, and other design elements. Below is a comparison of the subject proposal to those design guidelines.

	Approved Development Standards	Proposed Project
Min. Setbacks	No development is allowed outside of the Building Envelope	All development is within the Building Envelope
Max. House Size	8,500 square feet of habitable space; 10,000 square feet of total building area	6,486 square feet of habitable space; 7,619 square feet of total building area
Max. House Height *	40 feet	40 feet
Grading	Maintain the existing topography as much as possible. Building pad grades may be altered only with the approval of the City. Grading that is required for pools, patios, etc., shall incorporate the same design philosophy as that used in siting the residence.	Additional grading to create a flat area for vehicle maneuvering in front of the garage is proposed.

*Building height is measured vertically from the lowest elevation of the building to the highest elevation of the building, excluding chimneys. The "lowest elevation of the building" is the lowest finished grade adjacent to an exterior wall of the main house. The maximum building height for Lot 1 is 40 feet as measured from the "down slope" side.

Site Design

The design guidelines prescribe a building envelope that establishes a defined area for all structures. As such, there are no specific setback requirements. The proposed home is sited completely within the building envelope area, as required (see Figure 3). The building pad has a split elevation at 460 feet and 470 feet. The building is designed for the split-level pad, and consists of one story on the south side of the building and two stories on the north side of the building. Figure 4 shows the house layout.

Figure 3: Site, Building Envelope/Area, and Site Plan

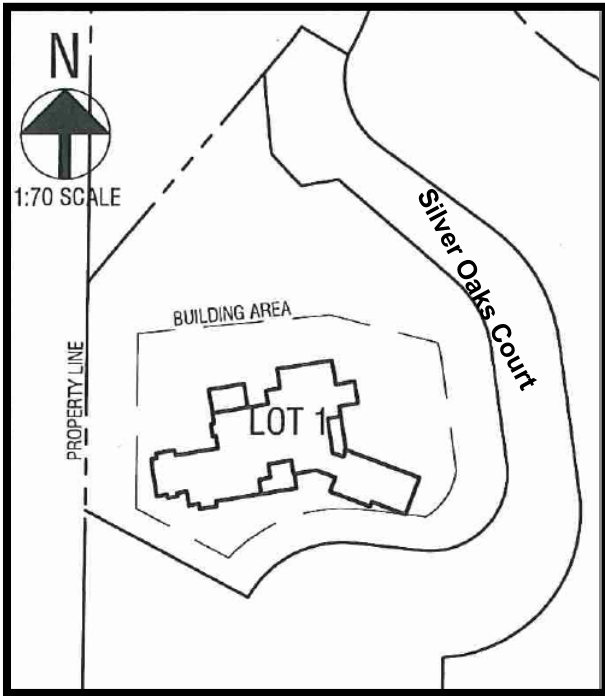
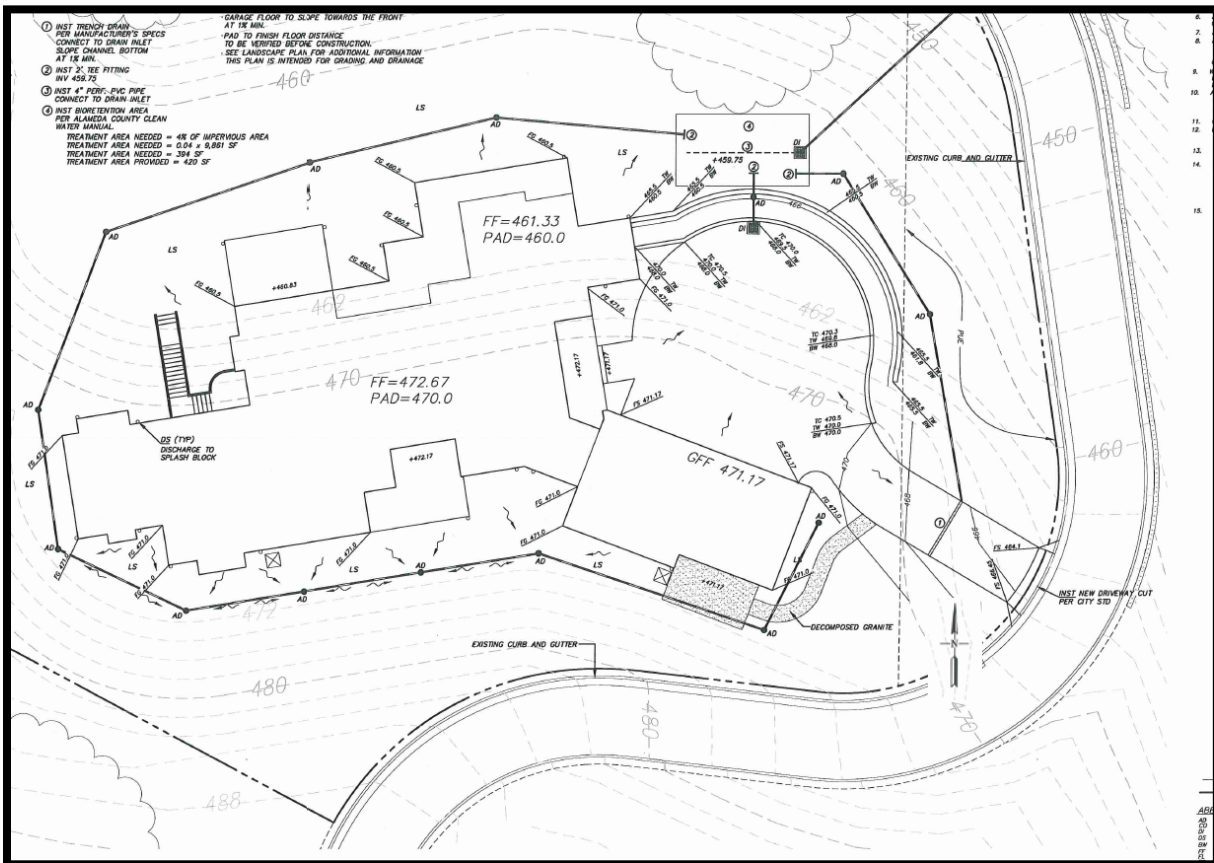


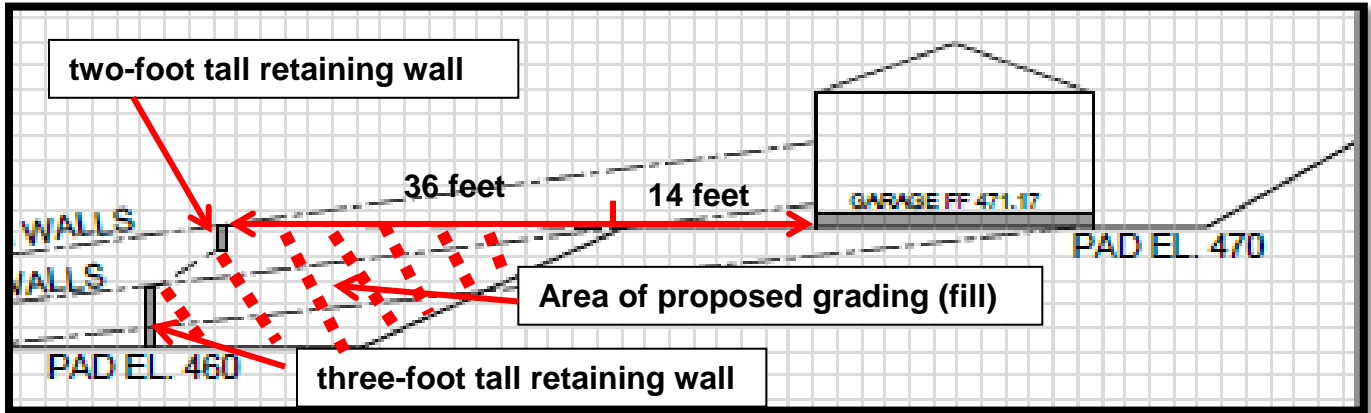
Figure 4: Proposed House Layout



Grading

The applicant proposes fill in the area in front of the garage to create a flat area that is 50 feet deep for vehicle access and maneuvering. In addition, the applicant also proposes three-foot and two-foot retaining walls to the northeast of the garage. Figure 4 shows the cross-section of the proposed grading area and retaining walls.

Figure 4: Cross Section of the Proposed Grading



Condition 26 of the approved PUD-84 allows for additional grading to be requested as part of the design review application.

26. If additional grading is requested as part of the design review application for the future custom home, the applicants shall show the scope of the additional grading on the preliminary grading plan. At the discretion of the Director of Community Development, a PUD modification to modify the building pad elevation(s) may be required if it is found that the requested amount of additional grading significantly differs from the approved plan. There is no guarantee that the PUD modification would be approved.

The approved design guidelines state that the building pad grading may be altered only with approval by the City. The applicant is proposing to extend the flat area in front of the garage northeasterly by an additional 36 feet to create a vehicular backup area of 50 feet in depth. An estimated 100 cubic yards of fill would be needed to create this flat area. The soil for the requested fill area would be from Lot 2 so that no off-site soil transport would be needed.

While staff appreciates the desire to create more vehicle maneuvering space through additional grading, a slightly smaller flat space would allow for easy vehicle access while retaining more of the existing topography. Taking into account that 25 feet is considered an acceptable vehicle backup distance, staff recommends that the depth of the graded area in front of the garage be reduced to 30 feet. This recommendation is reflected in Condition of Approval No.5.

To screen the retaining walls and the graded area in front of the garage, staff recommends that *Westringia fruticosa* 'Wynabbie gem' shrubs, five-gallon minimum in size, be planted at five-feet apart in the front of the retaining walls. *Westringia fruticosa* "Wynabbie gem" is a fast growing, drought tolerant, deer resistant shrub. It would grow to four- to six-feet in height

with a five- to eight-foot spread, suitable to screen the walls and the driveway area. Additionally, the retaining walls would utilize the same type of stone as used on the house façade. Staff believes the modified grading would provide a safe vehicular maneuvering area for a hillside lot. Additionally, the proposed grading (fill) would not substantially increase transport of soil across the site, and would be adequately screened with vegetation.

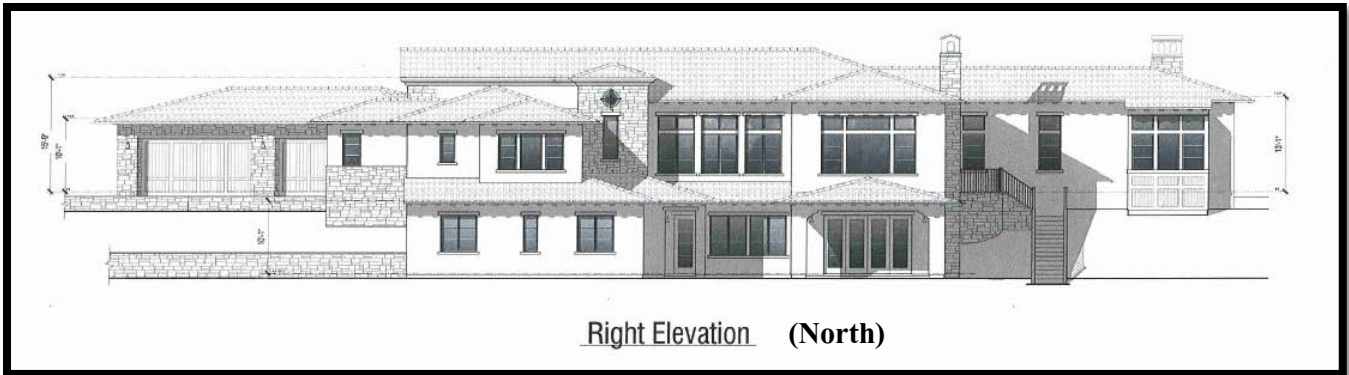
Architectural Design

Building Form/Massing/Materials and Colors

The proposed home is a two-story structure with articulated wall lines that provide a break in the massing of the home and promote visual interest. The roof lines are varied to mitigate the massing of the structure and the front façade incorporates stone veneer and stucco. As proposed, the massing of the building will be compatible with others in the area. The front entry porch element adds architectural interest and the home design incorporates high quality materials and elements. The front entry and sectional garage doors are detailed and compatible with the design of the proposed home. The cast stone window and door trim are also compatible with the proposed design. In general, the architectural design and finish materials/colors are generally consistent in their interpretation of the required Tuscan Farmhouse architectural style. The exterior colors and materials conform to the design guidelines. Figure 5 shows the proposed elevations.

Figure 5: Proposed Elevations





Two garage doors are proposed. As the garage would face northeast and could be visible from Silver Oaks Court, staff recommends that the garage doors be revised to four separate doors to break the massing of the garage; thus enhancing the aesthetics of the north elevation. The applicant has agreed to make this revision and staff has included a condition of approval to address this item.

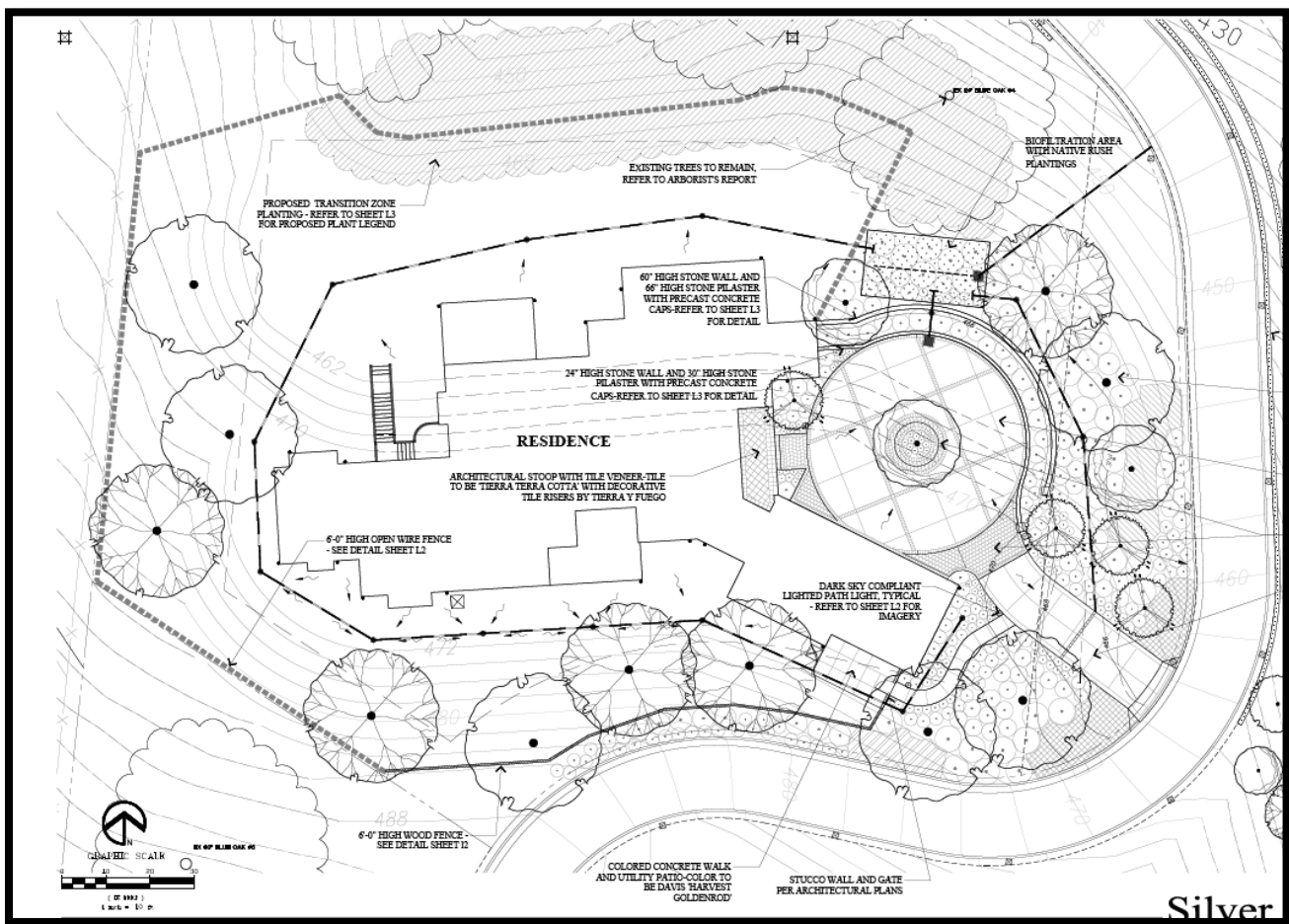
Landscaping

The proposed landscape plan includes 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 on the proposed home.

The design guidelines require a minimum of 24-inch box size trees. The proposed landscape plan includes a total of 17 new trees throughout the plan, all 24-inch box size. No existing site trees will be removed in conjunction with this project. Figure 5 shows the proposed landscape plan.

Staff believes the proposed landscaping would be adequate for the site as required by the design guidelines. The combination of plant materials and hardscape will add interest to the site and the existing trees and the proposed shrubs at the retaining walls will provide adequate screening of the site from Old Vineyard Avenue and the surrounding area. Additionally, with the proposed condition requiring the project to meet the Model Water Efficient Landscape Ordinance (WELO), the proposed landscaping will minimize the need for portable water.

Figure 5: Preliminary Landscape Plan



Fencing and Walls

Open fencing, consisting of wire mesh with wood posts, and solid wood fencing are proposed in accordance with the design guidelines. A portion of the wire mesh fence would be located within existing tree driplines and could impact tree health. Staff has included a condition requiring that a project arborist be on-site during fence installation within a tree dripline to ensure that the trees are protected. Staff has included a condition requiring the installation of fencing within driplines of trees to be conducted by hand to prevent damage to tree roots. In

addition, a condition of approval has been recommended requiring that the retaining walls incorporate stone that matches that used for the proposed home.

PUBLIC NOTICE AND COMMENTS

Notices of this application were sent to surrounding property owners and tenants within a 1,000-foot radius of the site. Gevan Reeves, a resident of 2438 Silver Oaks Court, contacted staff to express concerns with the additional grading that is proposed in the vicinity of the garage area. Mr. Reeves indicated that because the project was approved as a split-pad lot, no additional grading should be allowed. However, the approved PUD conditions allow additional grading to be proposed as part of the design review application. In this case, the proposed grading would occur in the driveway area to provide vehicle access in and out of the garage. A condition has been included requiring the backup distance to be reduced from the proposed 50 feet to 30 feet in order to minimize grading. Additionally, the proposed two-tiered retaining wall with landscaping would minimize the visual impacts of the garage area from off-site views. For these reasons, staff believes the additional grading is acceptable and consistent with the aesthetic intent of the previously approved PUD.

At the time this report was published, staff had not received other public comments regarding the project.

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt from environmental review pursuant to the California Environmental Quality Act Guidelines, Section 15303, New Construction, Class 3. Therefore, no environmental document accompanies this report.

CONCLUSION

Staff has reviewed the subject proposal in accordance with the approved PUD-84 and the design guidelines for the PUD and believes the subject proposal is consistent with the regulations. The approved PUD development plan and the design guidelines allow for additional grading as part of the design review. With the conditions reducing the backup distance in front of the garage, requiring planting of *Westringia fruticosa* 'Wynabbie gem' for screening, and partitioning the garage doors to reduce perceived massing, staff believes that the site layout, grading, architectural style and design of the home are appropriate for the Vineyard Avenue Specific Plan Area.

RECOMMENDATION

Staff recommends the Planning Commission approve P16-0006 subject to the draft conditions of approval listed in Exhibit A.

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