

## Planning Commission Staff Report

---

March 9, 2016  
Item No. 5.a.

**SUBJECT:** P15-0748 / P16-0222

**APPLICANT:** PJR Design Associates

**PROPERTY OWNER:** Jim Morgenroth

**PURPOSE:** Application for a Conditional Use Permit (CUP) to establish development standards and for Administrative Design Review approval to construct an approximately 380-square-foot covered front porch and an approximately 411-square-foot single-story rear addition to the existing residence

**LOCATION:** 455 Sycamore Road

**GENERAL PLAN:** Medium Density Residential

**SPECIFIC PLAN:** North Sycamore Specific Plan

**ZONING:** PUD-MDR (Planned Unit Development – Medium Density Residential)

**EXHIBITS:**

- A. [Draft Conditions of Approval](#)
- B. [Site Plan, Floor Plan, and Elevations dated "Received February 17, 2016"](#)
- C. [Location and Notification Map](#)

---

### BACKGROUND

PJR Design Associates, on behalf of the property owner, is requesting to establish development standards for and construct an approximately 411-square-foot single-story addition on the rear and an approximately 380-square-foot covered porch on the front of an existing residence located at 455 Sycamore Road.

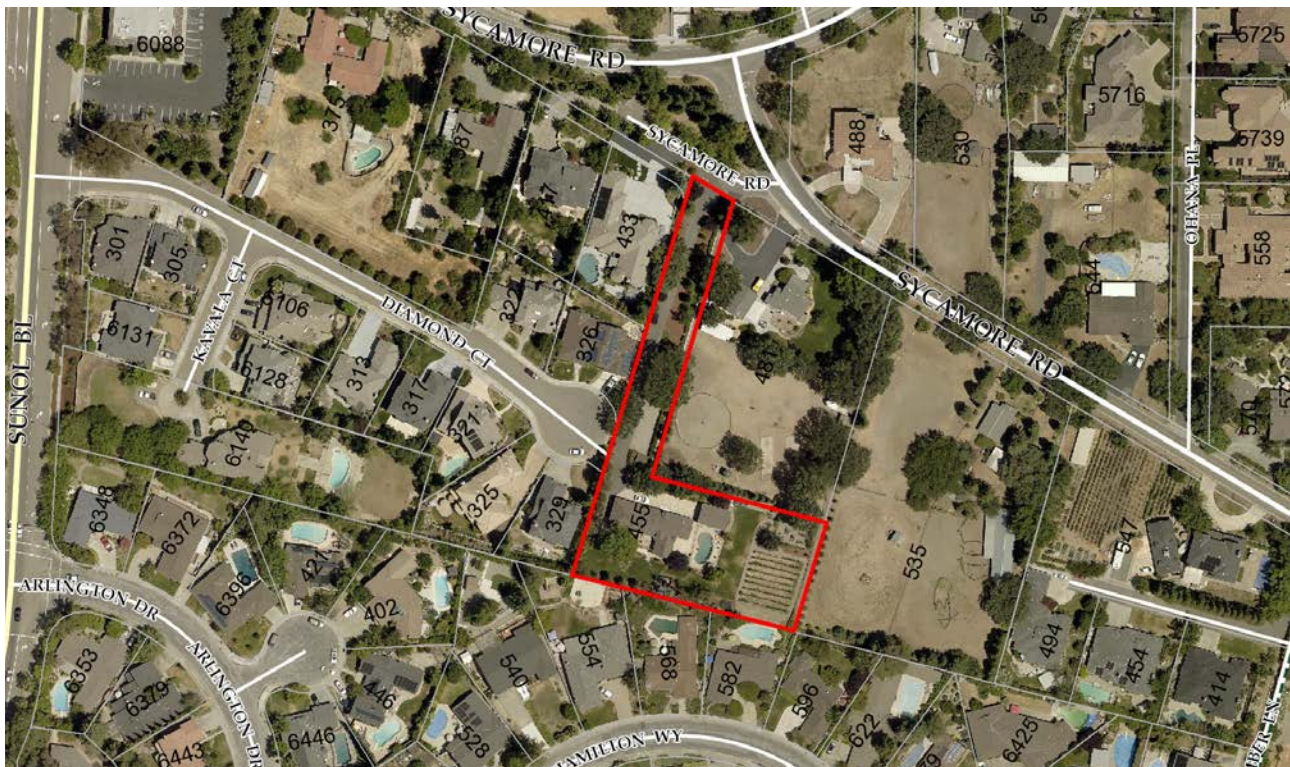
The subject site is located within the North Sycamore Specific Plan (NSSP) area. The NSSP area was annexed into the City in 1993 and the subject property was zoned PUD-MDR District. The existing house was constructed while the property was still in unincorporated Alameda County. Therefore, the property does not have a PUD development plan which identifies site development standards (e.g., setbacks, floor area ratio (FAR), height limit, etc.) for future additions. Therefore, any additions to the subject home require either a PUD development plan

application or a CUP application to establish development standards for the proposed project per Section 18.69.090 (Interim Uses) of the Pleasanton Municipal Code (PMC). The applicant does not anticipate developing the subject property beyond what is proposed and, therefore, submitted a CUP application instead of a PUD application. An Administrative Design Review application is also required for the proposed project (to ensure the design of the project is appropriate) and is being processed concurrently with the CUP. Accordingly, the CUP and Administrative Design Review applications are before the Planning Commission for review and action.

**SITE AND AREA DESCRIPTION**

The subject site is an approximately 1.09-acre flag lot located on the south side of Sycamore Road (Figure 1), and is located in the NSSP area. The subject site is improved with an approximately 2,454-square-foot, one-story single-family residence, an approximately 611-square-foot detached garage, and a pool to the east of the residence. A long paved driveway provides access to the residence from Sycamore Road. Other existing site improvements include fencing along the property line and in the side yards and two small storage sheds. There are also mature trees and landscaping on the property. Low density residential, medium density residential, and agricultural uses surround the site.

**Figure 1: Aerial Site View**



**PROPOSED PROJECT**

The applicant is proposing to construct an approximately 411-square-foot, single-story addition to the rear and an approximately 380-square-foot covered porch to the front of the existing residence. The colors and materials of the addition and covered porch will match those of the

existing residence. The existing residence has light olive green stucco walls and a charcoal composition roof. Please see the attached site plan, floor plan, and elevations (Exhibit B) for additional information on the proposed project.

**ANALYSIS**

As discussed in the “Background” section, the subject property does not have established development standards, so a CUP is required to establish development standards for the proposed project. When development proposals require a CUP application, staff applies the closest “straight” (i.e., non-PUD) Zoning District standards to the subject property based on its lot size. Given the size of the lot, which is approximately 1.09 acres, the closest development standards are those of the R-1-40,000 (One-Family Residential) District. Since the subject property is located in the Nssp area, the Nssp area standards and guidelines will also apply to the proposed project.

Applicable Development Standards

The chart below compares the physical characteristics of the proposed project to the R-1-40,000 and Nssp development standards. Staff has determined the location of the front, rear, and side yards as shown on the site plan (Exhibit B).

**Table 1: Development Standards**

	<b>R-1-40,000</b>	<b>North Sycamore Specific Plan</b>	<b>Proposal</b>
<b>Min. Lot Size</b>	40,000 square feet	8,000 square feet <sup>1</sup>	N/A (not subdividing); lot is 1.09 acres
<b>Min. Front Yard Setback (Main Structure)</b>	30 feet	25 feet	N/A
<b>Min. Front Yard Setback (Covered Front Porch)</b>	12 feet <sup>2</sup>	N/A	12 feet
<b>Min. Side Yard Setbacks (One Side / Both Sides)</b>	5 feet / 50 feet	5 feet / 30 feet	80 feet / 228 feet
<b>Min. Rear Yard Setback</b>	30 feet	25 feet	28 feet, 3 inches
<b>Max. Height</b>	30 feet	30 feet	18 feet, 3 inches
<b>Max. Floor Area Ratio (FAR)</b>	25%	N/A	6.0%

<sup>1</sup>A maximum of two lots is allowed on this parcel.

<sup>2</sup>Covered front porches attached to a main structure may come to a point not closer than 12 feet from the front property line, provided that the covered front porch is designed to be an integral part of the home, is open on three sides, has a minimum depth of eight feet, and has a minimum width of 10 feet (per Section 18.84.120.F of the PMC).

Since the Nssp provides guidelines for setbacks, staff finds it acceptable for the proposed project to follow the 25-foot minimum rear yard setback suggested by the Nssp. Otherwise, as shown in the chart, the proposed project would meet or exceed the applicable development standards of the R-1-40,000 District and Nssp.

North Sycamore Specific Plan Design Guidelines

The NSSP provides design guidelines to help implement its goals and realize the intent of each PUD zoning category. Although the existing residence was built prior to the adoption of the NSSP, the following applicable design guidelines should be considered in the review of the proposed project:

- *Building Design: A. Structures should be designed to harmonize with the natural setting and with neighboring homes. All structures shall reflect a high standard of architectural design and should be consistent with the design standards adopted for the planning area.*

Staff Analysis: The proposed addition is a one-story addition with a maximum height of 17 feet, 8 inches and the covered porch is 18 feet, 3 inches in height. The maximum heights of the proposed structures are lower than the maximum height of the existing residence, which is 24 feet, 6 inches. The height and scale of the proposed structures would also not exceed those of the neighboring homes, many of which are taller and larger than the existing residence. In addition, the architectural design of the proposed project is consistent with that of the existing residence.

- *Building Materials: Building materials and color schemes shall blend with the natural landscape. Stone and treated wood are encouraged for exterior surfaces. Where stucco is used it should be colored with a muted earth tone. Color contrasts and accents should be used judiciously. The color of roof materials should also be earth tones and should be non-reflective.*

Staff Analysis: The building materials and colors schemes for the proposed project are appropriate. The exterior walls of the existing residence are light olive green stucco and the roof is clad with charcoal composition shingles. The colors and materials of the proposed addition and covered porch will match those of the existing residence.

Staff believes that the proposed project is well-designed and is consistent with the North Sycamore Specific Plan guidelines.

## **FINDINGS**

The Commission needs to make the following findings prior to the granting of a use permit:

- A. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purpose of the district in which the site is located.**

Staff believes that the request for the addition and covered front porch conforms to the purpose and objectives of the Zoning Ordinance and NSSP. While there are no established site development standards for the lotP, staff would consider the R-1-40,000 Zoning District standards and NSSP standards and guidelines to be the applicable development standards for this lot. As mentioned previously, staff finds it acceptable for the proposed project to follow the 25-foot minimum rear yard setback suggested by the NSSP. As proposed, the project conforms to the applicable

R-1-40,000 Zoning District and NSSP development standards and guidelines. Therefore, staff believes this finding can be made.

**B. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity.**

Staff is of the opinion that the project as conditioned would not be detrimental to the public health, safety, and general welfare, or materially injurious to properties or improvements in the vicinity. The project, which involves the expansion of an existing residential use, has been reviewed by other City Departments/Divisions and appropriate conditions of approval have been added to address any comments. Staff believes that the proposal would not negatively impact properties in the immediate vicinity of the site. Therefore, staff believes this finding can be made.

**C. That the proposed conditional use will comply with each of the applicable provisions of the zoning ordinance.**

The proposed addition and covered front porch conform to the applicable R-1-40,000 Zoning District standards and are consistent with the applicable NSSP standards and guidelines. As mentioned previously, staff finds it acceptable for the proposed project to follow the 25-foot minimum rear yard setback suggested by the NSSP. Staff believes that the conditional use will comply with each of the applicable standards of the Zoning Code and therefore believes that this finding can be made.

**PUBLIC NOTICE**

Notice of this application was 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 C for reference.

**ENVIRONMENTAL ASSESSMENT**

This project is categorically exempt (Section 15301, Existing Facilities, Class 1) from the requirements of the California Environmental Quality Act (CEQA). Therefore, no environmental document accompanies this report.

**CONCLUSION**

Staff believes that the required CUP findings for the project can be met if the project is approved as conditioned. In staff's opinion, the project is well designed and is in keeping with the applicable standards of the Zoning Code and NSSP guidelines and standards.

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission approve Cases P15-0748 and P16-0222 by taking the following actions:

1. Make the required CUP findings as listed in the staff report; and

2. Approve Cases P15-0748 and P16-0222 subject to the conditions of approval stated in Exhibit A

**Primary Author:**

Jay Lee, Associate Planner, (925) 931-5610 or [jalee@cityofpleasantonca.gov](mailto:jalee@cityofpleasantonca.gov)

**Reviewed/Approved By:**

Steve Otto, Senior Planner

Adam Weinstein, Planning Manager

Gerry Beaudin, Community Development Director