

**EXHIBIT A**  
**Work Session Discussion Points**  
PUD-114 / 11300 Dublin Canyon Road  
January 13, 2016

General Plan and Zoning

1. Does the Commission support a General Plan Land Use Amendment to increase the density of the subject parcel?

Site Plan

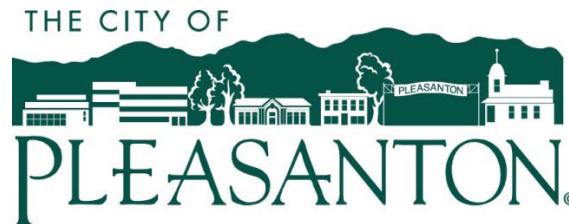
2. Are the overall site plan, lot locations and street design layout acceptable?

Landscaping

3. Is the proposed landscaping and planter depth along Dublin Canyon Road appropriate?

House Size and Design

- 4(a). Does the Planning Commission support the proposed building setbacks, building positioning, home designs, massing, number of stories, heights, and colors and materials?
- 4(b). A visual analysis with photomontages will be required if the project moves forward. Are there any specific viewpoints that should be analyzed?



**July 13, 2015**

Guy Houston  
Valley Capital Realty & Mortgage  
7080 Donlon Way #208  
Dublin, CA 94568

**Re: Preliminary Review P15-0374 (11300 Dublin Canyon Road)**

*Application for Preliminary Review to consider a General Plan Amendment, Planned Unit Development (PUD) rezoning and development plan, and Tentative Map to construct five single-family homes on a 4.07-acre portion of a 16.23-acre site located at 11300 Dublin Canyon Road.*

Dear Mr. Houston:

Thank you for your application for Preliminary Review for a General Plan Amendment, Planned Unit Development (PUD) rezoning and development plan, and Tentative Map to construct five single-family homes. The current zoning for the property is Agriculture (A) District with a General Plan land use designation of Rural Density Residential.

Planning Division Staff and all other relevant reviewing departments have completed a review of your preliminary application. Based on the review, the City does not support the General Plan Amendment or Rezoning at this time as it is not consistent with the General Plan goals and policies. The existing site maintains a land use designation of Rural Density Residential which has an allowable density range of 0-0.2 dwelling units per gross acre (i.e., enabling 1 dwelling unit per 5 acres). The submitted proposal to construct 5 units on a 4.07-acre portion of the property is not consistent with this designation. Staff feels that the existing General Plan designation is appropriate for the subject site and should not be changed in order to maintain the rural character of this segment of Dublin Canyon Road.

In 2009, the City undertook a comprehensive General Plan update, then evaluated the City's housing stock as well as the City's goals and policies as part of the Housing Element update, which concluded in January 2015. During both of these comprehensive updates, the City concluded that the current General Plan and Zoning designations for this site were appropriate and should not be changed. Since development capacity (including the capacity of the City's infrastructure, including water supply to accommodate new housing,) has not expanded since the comprehensive General Plan and Housing Element updates, staff does not feel that it would be appropriate to deviate from these designations and cannot support your request as proposed.

Staff suggests that you either withdraw your application or redesign it to conform to the Rural Density Residential requirements. That being said, you have the right to continue the requested applications, as proposed. If you wish to proceed with the General Plan Amendment, PUD rezoning and development plan, and Tentative Map process, your next step would be to provide the information requested below, and then submit your formal application. Please contact

me for more information on the submittal requirements. While staff would not support your application, the Planning Commission would act on its own judgment to make a recommendation to the City Council on whether to approve or deny the General Plan Amendment, PUD, and Rezoning. The City Council then has the ultimate authority to approve or deny the application.

**1. LAND USE DESIGNATION AND ZONING.**

The existing General Plan land use designation for the subject property is Rural Density Residential, which has an allowable density range of 0-0.2 dwelling units per gross acre (i.e., allowing for the development of 1 dwelling unit per 5 acres). In order to subdivide the property into six lots, including five home sites, a General Plan Amendment to modify the land use designation of the subject properties to *Low-Density Residential* is required.

The current zoning designation of the subject property is A (Agriculture) District. A Rezoning to *Planned Unit Development – Low Density Residential District* is also required to develop the site as proposed.

Staff may consider an application proposal to subdivide a 1.23 acre portion of the site for church use while allowing for three lots on the remaining 15 acres. If the project could achieve a density of no more than 1 dwelling unit per 5 acres, a General Plan Amendment would not be required.

**2. APPLICATION PROCESS.**

The proposed scope of work will require the following applications based on fees effective August 17, 2015: (1) a PUD Development Plan (\$7,500); (2) Rezoning (\$2,000); (3) General Plan Amendment (\$14,870); (4) Growth Management Agreement (\$800); and (5) and Tentative Tract Map (\$4,640). Please note that the Tentative Tract Map cannot be processed concurrently with the PUD Development Plan, but we can review them internally concurrently.

**3. MISSING/INCOMPLETE ITEMS AND REPORTS.**

Please note that the proposed project would require several follow-up items and reports with the formal applications that have not been included with the preliminary application. These are listed below:

- a. **Biologist Report** – An addendum to the Biologist Report shall be provided that surveys the existing top of bank and edge of riparian vegetation of the existing Dublin Creek. Consistent with the Alameda County Watercourse Protection Ordinance, no new grading or development shall be allowed within 20 feet of the edge of riparian vegetation or top of bank, whichever is further from the creek centerline. Please provide a report delineating the edge of riparian vegetation and the top of bank adjacent to the creek and clearly label it, as well as the required 20-foot setback for new development, within all plans.

- b. **City Stormwater Requirements Checklist and Stormwater Management Plan** – Please provide a Stormwater Requirements Checklist and Stormwater Management Plan for the proposed development. See Comment #13.f. from the Engineering Division below.
- c. **Green Building Checklist** – Please provide a checklist indicating how the proposed development incorporates green building measures. Please use BuildItGreen’s *Greenpoint Rated Single-family New Home Data Collection Forms* for each home proposed.
- d. **Climate Action Plan Checklist** – Please provide a completed Climate Action Plan (CAP) Checklist that identifies measures that the project incorporates related to the City’s CAP.
- e. **Slope Stability Study** – Please note that a slope stability study for Dublin Creek will be required for the proposed project improvements. See Comment #13.g. below from the Engineering Division for the procedure and next steps.
- f. **Air Quality** – Given the proximity to Interstate 580, please provide a Health Risk Screening Analysis, as well as supporting documents per Bay Area Air Quality Management District (BAAQMD) standards.
- g. **Noise Study** – Please provide a current site-specific noise study showing how the project meets all City General Plan and Municipal Code requirements for interior and exterior noise levels. The noise study provided is 9 years old and was prepared for an adjacent property, and therefore needs to be revised.

**4. REVIEW BY OUTSIDE PARTIES**

Please note that your formal application materials will be routed to organizations outside of the City, including the Livermore Amador Valley Transit Authority (LAVTA), Zone 7, U.S. Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, and PG&E.

**5. CEQA AND ENVIRONMENTAL REVIEW PROCESS**

Please note that the subject applications will require an Initial Study (subject to a \$25 fee) to review and assess the potential impacts of the project. Upon completion of the Initial Study, staff will determine whether a Negative Declaration or Environmental Impact Report would be required. You will be responsible for providing payment to the City, and for providing the technical analysis and reports for preparation of the Initial Study and further required analysis.

**6. NEIGHBORHOOD OUTREACH.**

Please speak to neighbors and property owners in close proximity about your proposal. The neighborhood outreach you do in advance will ensure neighbors are

informed about the project early in the process and allow for more time to address any concerns that may be raised. After your formal application is deemed complete, and in preparation for a Planning Commission hearing, please note that a notice will be sent to neighbors within a 1,000-foot radius of the subject site.

## 7. PUD LOT SPECIFICATIONS SUMMARY

Please revise the lot specifications summary to indicate actual proposed lot size, house sizes, garage sizes, Floor Area Ratio (FAR), etc. Staff will recommend that the first 600 square feet of garage area be exempted from the FAR calculation. In addition, all other development standards should be consistent with the R-1-20,000 District standards.

## 8. SINGLE FAMILY HOME ARCHITECTURE AND SITE PLAN

**Submittal Requirements.** In order to make your application complete with respect to design, please provide the following items with your resubmittal:

**Architectural Notes.** Please provide all architectural details including window trim, rafter tails, corbels, column supports, knee braces, etc. Consider ways to incorporate additional materials on the exterior walls to embellish the primarily stucco façades.

**Site Plan.** (1) Identify all existing structures. (2) Identify setback dimensions. (3) Thank you for providing the arborist's report. As a next step, please reconcile the recommendations and findings from the arborist's report with your proposed site plan, and indicate which trees are proposed for removal. Trees should be removed only where absolutely necessary.

**Elevation View.** (1) Identify building heights and call out all materials and colors. (2) Clarify whether there are any second stories (e.g., where stairs and dormers are shown on Lot 2). (3) Reconsider roof heights which appear large and potentially out of proportion with the ground-floor elevations. (4) An additional door is shown on the left side of the Front Elevation of Lot 1 that is not shown on the plan view. Please rectify. (5) Provide colored elevations. (6) Incorporate additional building materials to each home elevation.

**Perspective Views.** Though not required, City staff recommends that you provide perspective drawings that demonstrate changes in plane and depth in the façade. Perspectives should be created from pedestrian-level viewpoints.

**Window Trim and Recesses.** Please provide details for the trim around windows. Also, please clarify whether or not the windows are recessed. We strongly encourage windows to be recessed.

**Garage Design.** Please provide dimensions for individual garages. Standard garages should have minimum interior dimensions of 10-feet by 20-feet for each stall.

**Color/Materials Board.** Please provide a color/materials board.

**Landscape Plan.** Provide a plan detailing the existing and proposed landscaping for the project. The plan must indicate the species (botanical and common names), container sizes, and dimensions and location of all proposed trees, shrubs, and groundcover; paving materials; and fencing location, design, and materials. Drought-tolerant plantings are required and should be documented in the plans.

**9. CREEK MAINTENANCE**

For maintenance purposes, access to the south side of the creek is required to be provided to the Church property. Please provide the location of a proposed access and maintenance easements along the south side of the creek.

**10. OTHER COMMENTS.**

**Drainage.** Lot 2 appears to drain into the creek. Drainage into the creek is not permitted. Please address.

**Permanent Street Names and Addresses.** The review process for addressing can take up to four to six weeks to process; the City recommends that you submit your request well in advance. Due to similarities with existing street names and other reasons, it is not uncommon for 50 percent or more of proposed names to be denied during this review process. Please consider utilizing the City's Historical Street name list to establish permanent street names, and/or incorporate names from the historic property owners of the site. Final street names are ultimately approved by the Planning Commission as part of the Tentative Tract Map.

**Lighting.** Please provide details regarding the type of lighting proposed on the site and homes. Lighting details (both wall-mounted on the building and site lighting including street lights) will be subject to review as part of the formal application. Typical requirements entail providing adequate lighting for the project, but directing any pole lighting downward and designing and/or shielding it so as to not shine light onto neighboring properties or cause glare.

**11. TRAFFIC COMMENTS.**

Please find comments from the Traffic Division below. For further questions related to these comments, please contact Mr. Matt Nelson at (925) 931-5671.

- a) Designated bike lanes (minimum 6-foot in width) will be required to be installed on both sides of Dublin Canyon Road, along the project frontage.
- b) An eastbound turn pocket on Dublin Canyon Road will be required to access the project.
- c) A minimum 6-foot wide sidewalk will be required on the north side of Dublin

Canyon Road, along the project frontage.

## 12. FIRE DEPARTMENT COMMENTS.

Please contact Mr. Ryan Rucker at (925) 454-2330 for questions related to the comments below:

- a) Please revise the truck turning exhibit to show the turning path template which was used to prepare the submittal.
- b) Please provide the distance from the street to the furthest corner of the home on Lot 2. If the distance is greater than 150 feet, a fire truck turn around may be required.

## 13. ENGINEERING DEPARTMENT COMMENTS.

Please find comments from the Engineering Department below. For follow-up questions or clarifications, please contact Mr. Daniel Sequeira, Senior Civil Engineer at (925) 931-5656.

- a) **Site/Topographic Plan:** Provide an exhibit which clearly shows the dimensions and locations of all streets, on-street and off-street parking, buildings, and other structures and, where applicable, any bicycle paths and trails; lot lines, boundary lines, setbacks, easements, north arrow, written scale, and graphic (bar) scale; and all existing and proposed medians, median openings, and adjoining driveways. The topographic information must also be provided on this sheet or as a separate sheet.
- b) **Street Plans:** Provide plans indicating the proposed street improvements. The plans need to contain: dimensions and details to show right-of-way and pavement widths; street grades; notation of whether streets are public or private; light-emitting diode (LED) street lights; and all proposed frontage improvements on existing and proposed streets. Provide a typical street section for each type of street being proposed.
- c) **Grading Plan:** Provide a plan showing the existing and proposed contours and the depths of all cuts and fills; contour lines should be carried a minimum of 50 feet beyond the project boundaries on both the grading plan and the topographic map. Provide drainage information and any retaining wall information (including height and materials); building pad elevations and finished floor elevations should also be noted.
- d) **Utility Plan:** Provide a preliminary utility plan showing existing and proposed sanitary sewer, storm drain, and water infrastructure; and proposed undergrounding of overhead utilities.
- e) **Slope Classification:** Provide a map showing the lands with less than 10%, 10% - 25%, and more than 25% slopes. A development profile may also be required by



the Director of Community Development.

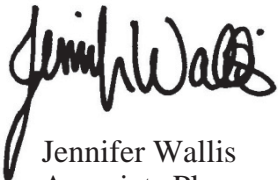
- f) **Stormwater Documents:** Submit an exhibit showing existing impervious surfaces to remain, existing impervious surfaces to be replaced, and new impervious surfaces. Submit a Stormwater Management Plan for stormwater treatment and, if required, hydromodification. Submit a Stormwater Requirements Checklist: <http://www.cityofpleasantonca.gov/pdf/Stormwater-Req-Chklst-3-7-2014.pdf>
- g) **Soils Report and Slope stability analysis:** Provide a slope stability analysis for a City-approved soils engineer's peer review. The project soils engineer shall provide details necessary for completing the peer review of the soils report, geotechnical report and slope stability analysis and comply with the recommendations of the City approved soils engineer and the City Engineer. The applicant will be responsible for the costs of the peer review.

#### 14. PERMIT CENTER COMMENTS.

For estimated building permit and impact fees, please contact Dennis Corbett, the Permit Center Manager at (925) 931-5631.

If you have any questions, please call me at (925) 931 – 5607 or contact me via email at [jwallis@cityofpleasantonca.gov](mailto:jwallis@cityofpleasantonca.gov).

Sincerely,



Jennifer Wallis  
Associate Planner

Enclosures: [City Stormwater Checklist](#)  
[Green Building Checklist](#)  
Climate Action Plan Checklist  
Addressing Memo



**Jennifer Hagen**

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**From:** [REDACTED]  
**Sent:** Monday, January 04, 2016 3:49 PM  
**To:** Jennifer Hagen  
**Subject:** PUD-114

PUD-114/P15-0597/P15-0598/P15-0603, Guy Houston

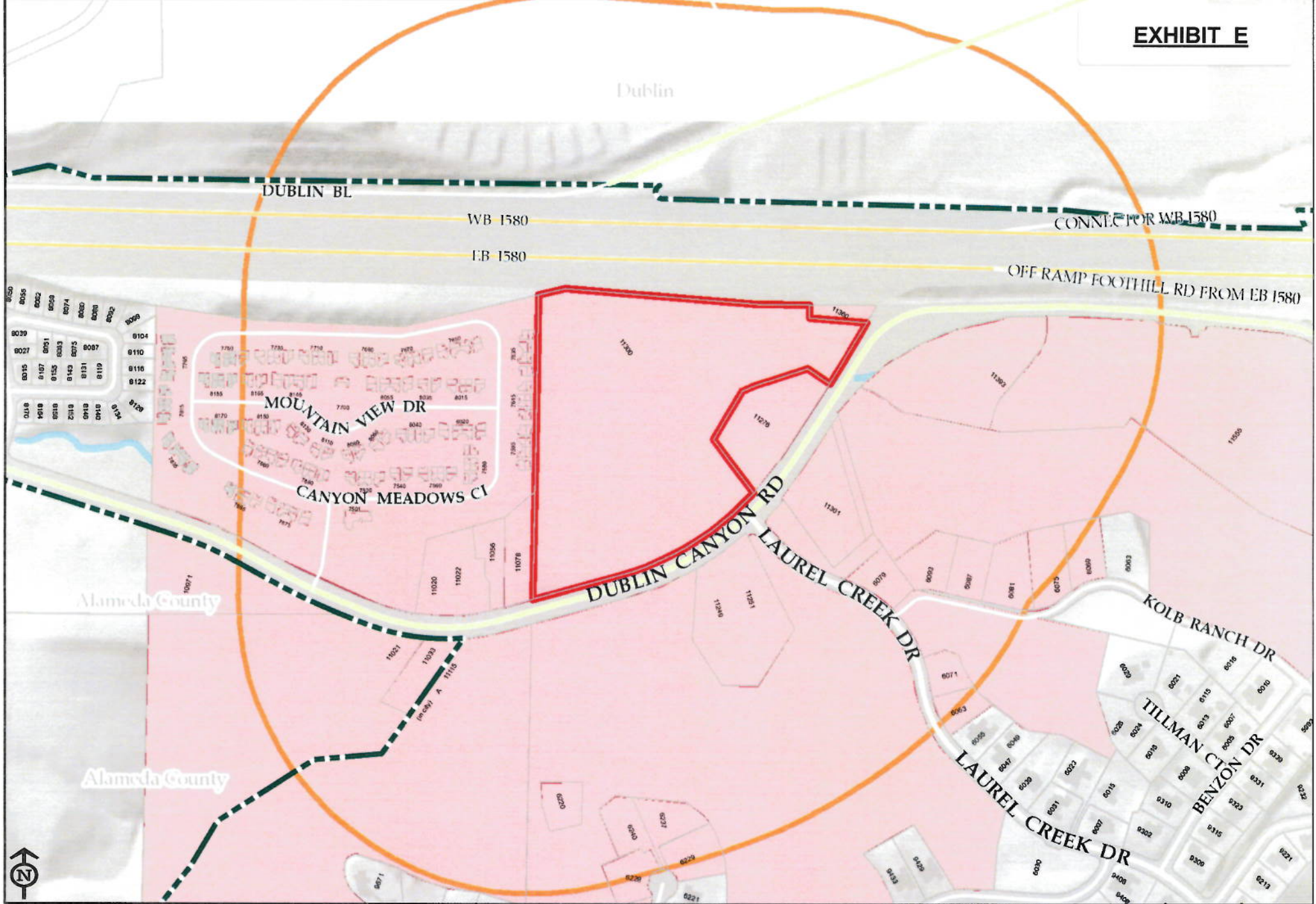
I would like to express that adding any new construction on a already very busy road with no signal lights at the intersection of Canyon meadow adds to the traffic problem that already exist.. The city needs to limit the number of detached single or multi family homes until there is traffic control. the amount of traffic on the Dublin Canyon Road in the last 5 years has had a huge impact, with all the new homes that have been built and no traffic control.

Carla DeTevis

[REDACTED]  
Pleasanton

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PUD-114, 11300 Dublin Canyon Road, Guy Houston

