

Planning Commission Staff Report

June 10, 2015

Item 5.b.

SUBJECT: P15-0144

APPLICANT: Emma Nunnenkamp/KT Builders

PROPERTY OWNER: KT Builders

PURPOSE: Application for Design Review approval to construct an approximately 3,957-square-foot, single-story residence with an attached 769 square-foot garage.

GENERAL PLAN: Low Density Residential (< 2.0 du/ac)

ZONING: PUD – LDR (Planned Unit Development – Low Density Residential) District

LOCATION: 2529 Yolanda Court (Lot 1 of Tract 7499)

- EXHIBITS:**
- A. [Draft Conditions of Approval](#)
 - B. [Proposed Plans, dated "Received May 21, 2015," and GreenBuilding Checklist](#)
 - C. [Ordinance No. 1877 and Design Guidelines for PUD-01-01M, dated March 4, 2003](#)
 - D. [Location Map and Public Notification Area](#)

BACKGROUND

PUD-01 and PUD-01-01M

In 2001, the City Council approved PUD-01, the PUD Development Plan for Delco Builders, which included subdivision of the existing properties on 2287 Vineyard Avenue and 2503 Vineyard Avenue into 38 lots for production single-family homes. Of the approved 38 lots for this development plan, six lots were located on the 2503 Vineyard Avenue site with four lots on the north side of Vineyard Avenue and two lots on the south side of Vineyard Avenue. After the City Council approved PUD-01, the 2503 Vineyard Avenue property then came to be owned by John McCurdy. Although the McCurdy property was not technically part of the Vineyard Avenue Corridor Specific

Plan, the owner was required to participate in the funding program for the Specific Plan, including the construction of Vineyard Avenue and utility infrastructure.

In March 2003, the City Council approved PUD-01-01M, a modification of the PUD-01 development plan that changed the lotting pattern for the 2503 Vineyard Avenue site, placing five lots (2505 – 2529 Yolanda Court) on the north side of Vineyard Avenue, accessed by Yolanda Court, a public street, and one lot (733 Vineyard Terrace) on the south side of Vineyard Avenue accessed from Vineyard Terrace through a shared access driveway. The modification also created Design Guidelines for custom homes to replace the production home designs. The conditions of approval also required that the custom home designs be submitted to the Planning Commission for review and approval.

After approval of the PUD modification, the City completed its review of the Tract 7499 final subdivision map and recorded the final map, subdivision agreement, and improvement plans. Mr. McCurdy paid the Vineyard Avenue Specific Plan fees and constructed the subdivision improvements, including the final section of Vineyard Avenue, the landscape/noise attenuation berm between Yolanda Court and Vineyard Avenue, and Yolanda Court itself, including utility infrastructure.

East Bay Regional Park District

The subject site is located south of Shadow Cliffs Regional Park, which is managed by the East Bay Regional Park District (EBRPD). An EBRPD representative spoke at the City Council Public Hearing on PUD-01-01M and stated the Park District's support of the proposed modification, indicating that this portion of Shadow Cliffs Regional Park is a relatively passive, natural area of the park and that the Park District desires to maintain the natural ambience of this area. As such, EBRPD requested the City to only allow low residential densities on this site and to limit the building heights and bulk so as to maintain an appropriate interface between the resident gentle transition and sensitivity from the development to the EBRPD property.

The City Council responded to EBRPD's concerns regarding building height and bulk by: 1) limiting the maximum building height to 23 feet; 2) limiting the maximum floor area for these lots to 40 percent of the lot area or 4,200 square feet, whichever is less; 3) counting garage floor area over 600 square feet as part of the floor area ratio; and 4) requiring any second floor living areas to be built into the buildings' attic spaces and utilize dormers or flat skylights facing south (i.e., towards Yolanda Court). The City Council also required that EBRPD be notified and sent plans of the development requests on these lots, and that the building designs be submitted to the Planning Commission for its review.

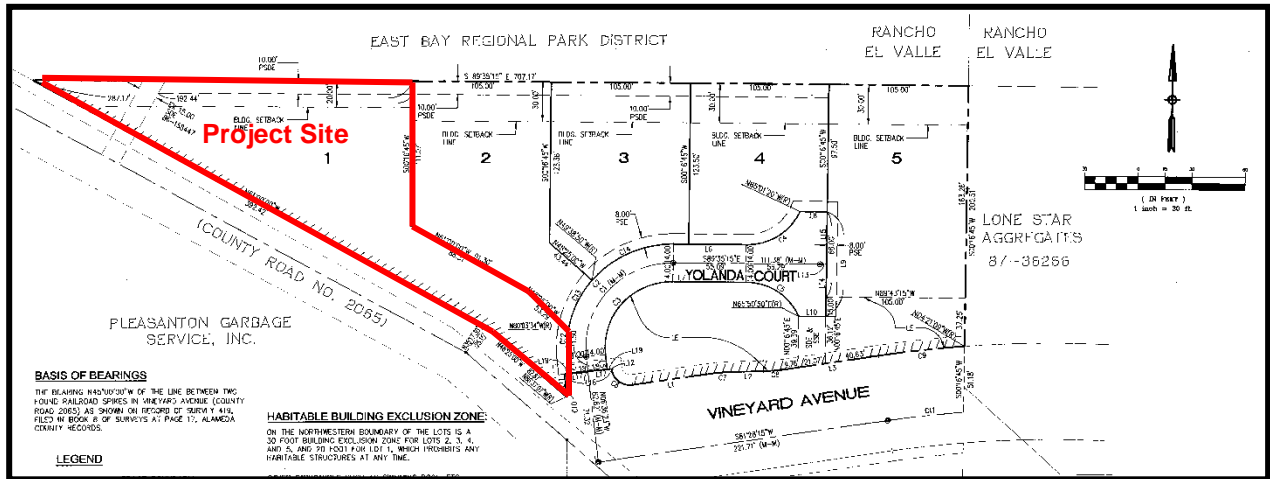
SITE DESCRIPTION

Subject Property

The project site is Lot 1 of Tract Map No. 7499. The subject site is an irregularly-shaped lot, approximately 28,324 square feet (0.65 acre) in area. It slopes gently downward from Yolanda Court to the north property line towards Shadow Cliffs

Regional Park. A 10-foot wide private storm drain easement runs along the north property line approximately 192 feet from east to west, then becomes a 15-foot wide easement as it turns south until it reaches the southern property line of the project site. Figure 1 below is the approved Tract Map No. 7499.

Figure 1: Tract Map No. 7499



The project site has a 20-foot rear yard building setback parallel to the rear property line. This setback runs the same length as the 10-foot wide private storm drain easement. Figure 2 below shows the project site.

Figure 2: Project Location



Adjacent land uses include Shadow Cliffs Regional Park to the north, a vacant residential lot to the north, trail access to Shadow Cliffs Regional Park to the west, and

single-family residences to the west beyond the trail and to the south across Vineyard Avenue.

PROJECT DESCRIPTION

The proposed residence is an approximately 3,957 square-foot single-story home with an attached 769-square-foot garage area designed with separate one- and two-car garages. The proposed building would be 18'-9" tall, as measured using the height definition¹ within the Design Guidelines and consistent with the maximum building height of 23 feet allowed for this site by the Design Guidelines. The home will include smooth stucco walls with decorative wood shutters on the side of the windows along the front elevation.

ANALYSIS

Site Design

The home would be oriented toward the south with its front door and entry porch facing the southerly side of the property and patios and yard areas facing the north and west sides of the property. As proposed, the home meets the development standards of the PUD. Table 1 below demonstrates the proposed project's conformance to these development standards.

Table 1: Proposed Setbacks, Building Height, and Floor Area Ratio (FAR)

	Development Standards	Proposed Project
Front Yard Setback	25 feet	56 feet
Side Yard Setback (East)	10 feet	10 feet
Side Yard Setback (West)	10 feet	10 feet
Rear Yard Setback	20 feet	20 feet
Building Height	23 feet, measured from the lowest to highest parts of the structure	18 feet, 9 inches, measured from the lowest to highest parts of the structure
Floor Area Ratio (FAR)	40% or 4,200 sq. ft., whichever is less	14.6%, or 4,126 sq. ft.

The proposed building's one- and two-car garages would be accessed from a parking court located in front of the residence. Guest parking spaces would be provided in the driveway area between the parking court and street. The driveway material would be brown-colored concrete. The driveway width varies from 16 feet near the proposed residence to 12 feet at Yolanda Court. The maximum slope of the driveway is approximately 16%, which is acceptable to the Livermore-Pleasanton Fire Department.

¹ The Design Guidelines require the building height be measured vertically from the lowest ground elevation adjacent to the building to the highest elevation of the building, excluding chimneys.

Building Design

The proposed home features a Spanish-influenced architectural style. Architectural elements include windows and doors recessed into the building walls, wood trim on the window sills and headers, a prominent entrance to the house, wood shutters for the windows, concrete tile roof, porches in the front and back of the home, and paneled garage doors. The proposed home would have a smooth finish stucco exterior. The body of the building would be colored taupe, with the shutters, doors, and porch posts of a medium brown color. The roof color would be a mix of browns.

The proposed building heights, volumes, and wall surface are varied to meet the Design Guidelines. Staff believes that the proposed building design, including materials, color, and detailing, is consistent with the requirements of the Design Guidelines, which promote varied building forms that achieve visual interest, that complement the appearance of the nearby neighborhoods, and that blends with the natural setting of the Vineyard Avenue area. Please see Figure 3 below showing the building front (south) elevation.

Figure 3: Proposed South Elevation



Landscaping, Fencing, and Existing Trees

The proposed front yard landscape plan includes a list of plant species that are appropriate for the site, including a mix of native and non-native plant species emphasizing low and very-low water usage. All trees will be a combination of 15-gallon and 24-inch box size and all shrubs will be a minimum five-gallon size. As proposed, more than 50 percent of the trees are 24-inch box size. As conditioned, the landscape and irrigation plans will be required to conform to the California State Model Water Efficient Landscape Ordinance and Bay Friendly Basics Landscape Checklist. The irrigation plan would also be required to maximize water conservation (e.g., utilize a drip system).

Proposed fencing will include a six-foot tall, black-colored open metal fencing on the rear property line and a six-foot tall solid wood fence on the side property lines. The fence style and location meet the PUD requirements.

There are existing evergreen trees and shrubs near the southerly property line separating the project site from the trail. There is also one almond tree on the project site to the north of the proposed driveway. The grading plan shows that the proposed

grading of the site would occur outside the tree driplines. Staff has included a condition requiring that an arborist report be submitted if the building permit plans would require any grading below the dripline of these trees.

Grading, Drainage, and Utilities

Minor grading would be performed for the proposed building and site improvements. As proposed, site drainage will be directed to the north to the existing storm drain line along the northern portion of the site.

Green Building Measures

The attached Green Building checklist shows that the proposed project would achieve 56 points, consistent with the City's ordinance. As conditioned, the final Green Building measures and score will be determined with the review of the building permit application. The State of California's Green Building Standards Code, "CALGreen," will also apply.

PUBLIC NOTICE

Public notices were sent to the property owners and tenants within a 1,000-foot radius of the property, including EBRPD. EBRPD was also sent a copy of the proposed plans for review and comment. EBRPD did not have any comments on the design of the house, but did request a copy of the property survey to ensure no improvements, including fencing, would encroach onto their property. Staff has included a condition addressing this item.

Ravi Cherukuri, property owner of 2523 Yolanda Court (the adjoining property to the north), contacted staff, indicating that the northern portion of the project site's driveway apron currently encroaches onto his property. Mr. Cherukuri requested that the driveway apron be relocated so that it would encroach onto his property. The applicant is aware of this situation. Staff has included a condition requiring the driveway apron be relocated so that it does not encroach onto the adjoining property or the applicant obtain an easement from the adjoining property owner or adjust the lot line to allow driveway apron to remain at its current location.

ENVIRONMENTAL ASSESSMENT

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

CONCLUSION

The proposed home is designed or conditioned to conform to the PUD development plan and Design Guidelines. The proposed project is compatible in terms of site and building design with the development pattern of the surrounding neighborhoods.

STAFF RECOMMENDATION

Staff recommends the Planning Commission approve P15-0144 subject to the draft conditions of approval listed in Exhibit A.

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