

Planning Commission Staff Report

February 12, 2014
Item 6.a.

SUBJECT: PUD-98-16-12M/P13-2092

**APPLICANT/
PROPERTY OWNER:** Manmohan and Gurpreet Bal

PURPOSE: Applications for: (1) a Major Modification to the approved Development Plan for the Mariposa Ranch at Callippe Preserve Subdivision (portion of Happy Valley Specific Plan) to reduce the minimum side yard setbacks for the custom home proposed on Lot 14 from the required 10 feet minimum and 25 feet combined total to five feet minimum and 12 feet two inches combined total and to reduce the building-to-building separation between Lot 14 and Lot 13 (5250 Clubhouse Drive) from 25 feet to 17 feet 11 inches; and (2) Design Review approval for the construction of an approximately 5,860 square-foot (4,758 square feet total living area) two-story single-family custom home on Lot 14 (5270 Clubhouse Drive).

LOCATION: 5270 Clubhouse Drive (Lot 14)

GENERAL PLAN: Low Density Residential

SPECIFIC PLAN: Happy Valley Specific Plan – Low Density Residential

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

EXHIBITS:

- A. [Draft Conditions of Approval, dated January 22, 2014](#)
- B. [Project plans, dated, "Received November 27, 2013"](#)
- C. [E-mail from Rick Lazansky and Sue Sato dated "December 12, 2013" stating objection to proposed modification request](#)
- D. [Applicable excerpts from Mariposa Ranch at Callippe Preserve Subdivision Development Standards \(Exhibit A\), and Design Requirements approved April 2005](#)
- E. [GreenPoint Rated Checklist dated, "Received July 15, 2013"](#)
- F. [Manning Plan Approved for site with Modification in 2007](#)
- G. [Resident objection emails \(various dates\)](#)
- H. [Location and Noticing Map](#)

BACKGROUND

The Mariposa Ranch at Callippe Preserve Subdivision is a portion of the Happy Valley Specific Plan area and consists of 34 residential lots for custom homes that surround a public golf course, clubhouse, and driving range. Currently, approximately nine of those lots remain undeveloped. The Mariposa Ranch Development Standards and Design Requirements specify the required development standards for each lot within the Subdivision, including, but not limited to, setbacks, building separation, building height, maximum square footage, landscaping, architectural style, et cetera.

In addition to the specified development standards, all homes within the Subdivision are required to conform stylistically to one of four architectural styles: Ranch Hacienda, Western Farmhouse, Craftsman, and Prairie/Carmel. Each of these styles have their own distinct architectural elements and design concepts to differentiate them from one another, intended to provide visual interest and diversity within the subdivision, but to also ensure a succinct development and design pattern is adhered to throughout the Subdivision that reduces the chances for architectural conflicts that could lessen neighborhood visual quality and general viability.

Over time as the Subdivision has developed, it has become evident that in some instances, lot configuration (shape, size, width, etc.) has come in conflict with the mandated architectural styles and some of the elements (characteristics more than finish materials) inherent to each style. For example, the Ranch Hacienda architectural style is defined by deep covered porches, wrap around verandas, detached garages and guest quarters, long and covered passageways linking buildings together, and covered patios and terraces. The inclusion of one or several of these elements in their purest form requires large, expansive lots, which in some instances simply is not an option within the Subdivision. As such, each lot within the Subdivision required to utilize this architectural style must be very selective and slightly modify or customize these elements to fit their respective lots and still maintain the architectural style and quality that is expected by the City.

The applicants/property owners, Manmohan and Preet Bal, request approval of (1) a Major Modification to reduce the minimum side yard setbacks for the custom home proposed on Lot 14 from the required 10 feet minimum and 25 feet combined total to five feet minimum and 12 feet 2 inches combined total and to reduce the building-to-building separation between Lot 14 and Lot 13 (5250 Clubhouse Drive) from 25 feet to 17 feet 11 inches and (2) Design Review approval for the construction of an approximately 5,860 square-foot two-story single-family custom home on Lot 14.

The Bal's contend that due to the width and orientation of the subject lot, the mandated Ranch Hacienda architectural style cannot be successfully achieved to City satisfaction without the requested modifications to the required development standards and still allow them to construct the interior layout of the home as they desire or leave a decent sized and usable rear yard. Additionally, they feel the prior plan approved for the subject site (different property owner), which requested and received approval of similar development standard modifications in 2007, is further evidence that the mandated architectural style is difficult to achieve without the requested relief due to the various architectural elements that are part of the style.

It is noteworthy to mention the Bal's received Design Review approval from the Subdivision's third party reviewing architect in May 2013 as required by the Design Review process, but continued to work with staff over the next six months and modify their plans numerous times to address staff concerns related to the architectural design and elements.

During the staff level Minor Modification public notification process, staff received an email from Rick Lazansky and Sue Sato (5250 Clubhouse Drive – adjacent to and north of the subject site) stating their opposition to allowing the requested development standard modifications, noting it would infringe on their view, privacy, and property values. Staff has included their email as Exhibit C for reference. Since staff received an objection to the Minor Modification request, it can no longer be processed at staff level and becomes a Major Modification to the PUD. PUD Major Modifications require review and recommendation from the Planning Commission to the City Council for action. Therefore, the application is being presented to the Planning Commission for recommendation to the City Council. Additionally, while the Design Review component of this project would normally be acted upon by staff, it is dependent on the approval of the PUD Modification; and therefore, it is being processed concurrently with the PUD Modification with final action by the City Council.

SITE DESCRIPTION

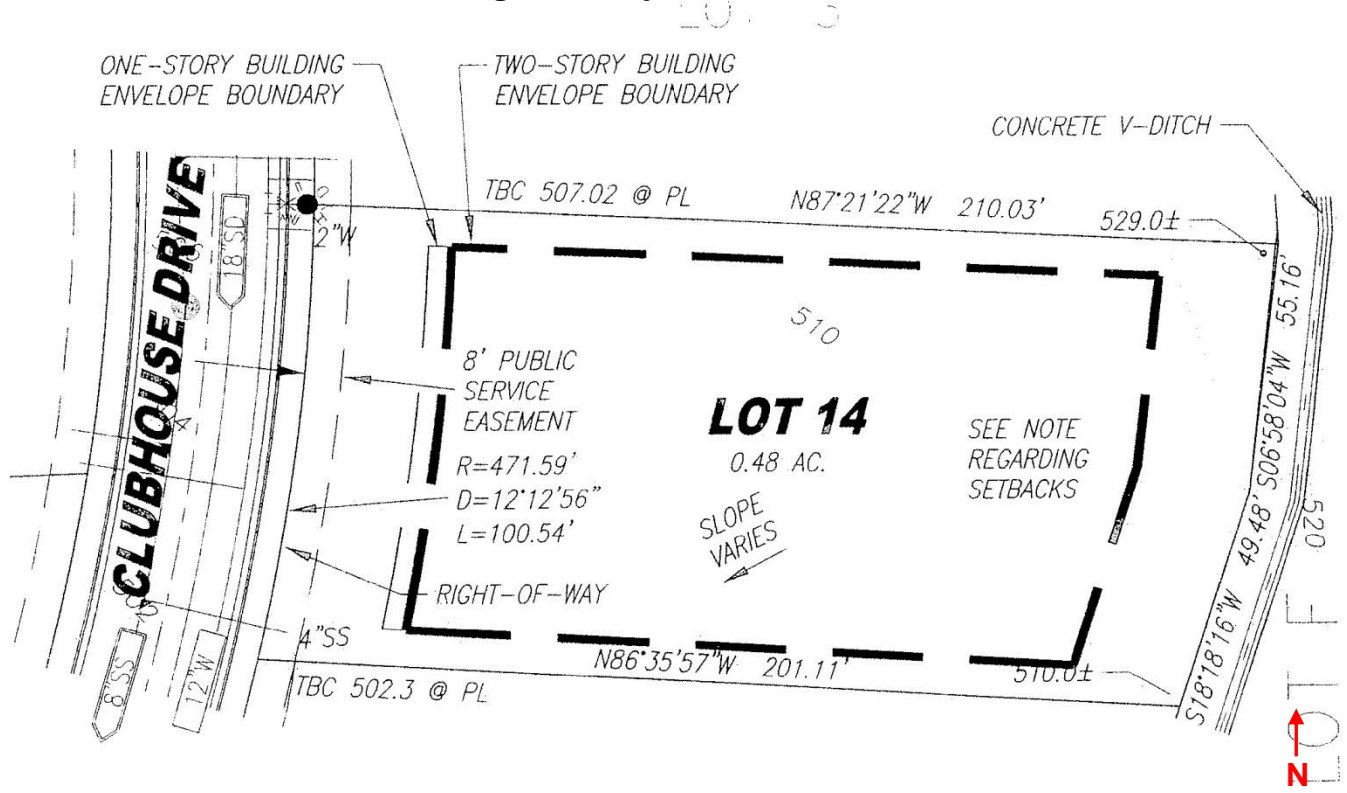
The subject site is Lot 14 or 5270 Clubhouse Drive within the Mariposa Ranch at Callippe Preserve Subdivision (see Exhibit D). The subject site lies on the east side of Clubhouse Drive and is the last or southernmost lot in a cluster of four total lots at the north end of Clubhouse Drive. The three other lots are developed with custom single-family residences. Across Clubhouse Drive to the west are two developed custom home lots within the same Subdivision that back up to the public golf course. To the south and east (rear) of the subject site is designated open space of some up sloping and rolling topography. Please refer to Image 1 below.

Image 1: Aerial of Mariposa Ranch Subdivision



Lot 14 is approximately 0.53 acres in size, and is generally flat at the front and middle portions, rectangular, and narrow at the street but longer in depth as compared to most other lots within the Subdivision. Lot 14 is approximately 105 feet in width and 210 feet in depth. No trees exist on site. Please refer to Image 2 below.

Image 2: Subject Site Plot Plan



PROJECT DESCRIPTION

The applicants/property owners propose: (1) a Major Modification to reduce the minimum side yard setbacks for the proposed custom home from the required 10 feet minimum and 25 feet combined total to five feet minimum and 12 feet two inches combined total and to reduce the building-to-building separation between the subject site and the adjacent parcel to the north from 25 feet to 17 feet 11 inches; and (2) Design Review approval for the construction of an approximately 5,860 square-foot two-story single-family custom home. The total living area of the home is approximately 4,758 square feet, while the garage is approximately 1,102 square feet in size.

The following table provides the minimum development standards for the Mariposa Ranch at Callippe Preserve Subdivision and the existing condition/proposed modifications:

Development Standard	Mariposa Ranch Required	Existing Condition/Proposed Modification
Min. Lot Area	20,000 sq. ft.	20,952 sq. ft.
Min. Lot Width/Depth	N/A	N/A
Min. Front Setback Main	20 ft. front porch 25 ft. one-story element 30 ft. two-story element	47 ft. proposed 57 ft. proposed 57 ft. proposed
Min. Rear Setback Main	25 ft.	88 ft. proposed
Min. Side Setback Main	10 ft./25 ft. combined	5 ft./12 ft. 2 in. combined proposed
Min. Street Side Setback Main	N/A	N/A
Min. Building to Building Separation	25 ft.	17 ft. 11 in. proposed
Max. Building Size*	5,938 sq. ft.** (includes 700 sq. ft. for garage)	5,860 proposed
Max. Floor Area Limit	25%	24.63%***
Max. Height Main	30 ft.	29 ft. 6 in.
Max. Height Accessory	N/A	N/A
Min. Rear Setback Accessory	N/A	N/A
Min. Side Setback Accessory	N/A	N/A
Min. Street Side Setback Accessory	N/A	N/A

* Includes both living area and garage area.

** Per the Mariposa Ranch Development Standards and Design Requirements.

*** The Mariposa Ranch FAR is calculated by dividing the total building area excluding up to 700 square feet of garage area by the total lot area rendering and FAR expressed as a percentage.

The proposed 5,860 square-foot custom home will be designed in the Ranch Hacienda architectural style which features stucco walls, rough sawn timber trim, cement plaster trim, support columns, arbors, and corbels, stacked stone wainscoting, red cedar garage doors, mahogany exterior doors, wrought iron railings, and barrel clay tile roofing. The colors will primarily be warm and neutral earth tone range, with the main body color described as Aurora Brown, the cement plaster trim a bone white color, copper gutters and downspouts, and a blended roof tile that are all slight variations of a traditional reddish brown clay color.

A full front yard landscaping and planting plan has been proposed. The plan includes a tree/plant palette of native and non-native species that are drought tolerant, as well as some hardscape features highlighted by a full paver system driveway designed to complement the stacked stone on the proposed home. No side or rear yard landscaping is proposed at this time, as the PUD allows side and rear yard landscaping plans to be submitted within three months of occupancy of the home. There are no existing trees on site; and therefore, no existing trees are proposed to be altered, affected, or removed.

DISCUSSION

General Plan Consistency

The General Plan land use designation is Low Density Residential. This designation allows for one residential unit for every two gross acres. The subject site was created in accordance with the Happy Valley Specific Plan which was previously approved and found consistent with the General Plan. During that process the subject site was designated for development with one single-family residence. Therefore, the proposed project to construct one custom single-family residence is consistent with the General Plan designation.

Zoning

The Zoning district is Planned Unit Development – Low Density Residential (PUD-LDR). Additionally, the subject parcel is part of the Mariposa Ranch at Callippe Preserve Subdivision, making it subject to the development standards and Design Requirements prescribed by the documents approved with that Subdivision in 2005. Based on the table above, the proposed project is in compliance with all but two of the required development standards, side yard setbacks and building to building separation.

As shown, the applicants/property owners propose a reduction to the side yard setback from the required 10 feet minimum and 25 feet combined total to five feet minimum (on south side) and 12 feet two inches (7 feet 2 inches on north side) combined total and to reduce the building-to-building separation between the subject site and the adjacent parcel to the north from 25 feet to 17 feet 11 inches. As discussed above, the applicants/property owners chose to utilize the Ranch Hacienda architectural style, which is defined by deep covered porches, wrap around verandas, detached garages and guest quarters, long and covered passageways linking buildings together, and covered patios and terraces. The inclusion of one or several of these elements in their purest form requires large, expansive lots due to the massing required for these types of elements, which in this case, simply is not an option given the narrowness of the subject site. In working with staff, the applicants/property owners have modified the required architectural elements to fit the subject site while still maintaining a high level of architectural detailing and quality that is expected by the City and true to the Ranch Hacienda style.

However, the applicant/property owner also desires to develop the property to accommodate their needs, especially with regard to the floor plan, size of rooms and garages, et cetera, which when coupled with the selected Ranch Hacienda architectural style resulted in a fairly expansive building footprint despite being under the maximum square footage threshold for the site. Consequently, the applicants/property owners are requesting relief from the required side yard setbacks and building to building separation as described above.

The original property owners of the subject site, Roger and Jane Manning, faced similar issues when they intended to develop a new custom home in 2007. While the orientation and floor plan (Exhibit F) of their proposed home was different from this proposal, they also chose to utilize the Ranch Hacienda architectural style which led to a modification request to reduce the side yard setback from the required 10 feet minimum and 25 feet combined total to five feet

minimum and 18 feet combined total. Initially, the Manning's also had requested a reduction to the building to building separation, but had flexibility in the floor plan and site design that allowed them to reposition the proposed home and maintain the 25-foot minimum requirement. The Manning's request for relief was noticed and approved with no objections from any of the neighbors.

Additionally, staff found three other similar and approved modifications for the Subdivision as follows:

- PUD-98-16-5M (2007) – 2295 Westbridge Lane; approved reduction of building to building separation from 75 feet to 59 feet six inches. No objections from the neighbors.
- PUD-98-16-10M (2009) – 3219 Westbridge Lane; approved reduction of side yard setback from 10 feet minimum and 25 feet combined total to five feet minimum and 15 feet combined total and reduction of building-to-building separation from 25 feet to 20 feet. No objections from the neighbors.
- PUD-98-16-11M (2011) – 5210 Clubhouse Drive; approved reduction of building to building separation from 25 feet to 22 feet. No objections from the neighbors.

Pursuant to Section 18.68.080 (A) of the Pleasanton Municipal Code, "Due to the flexibility and imagination desired in PUD developments, not every issue regarding future development and use of the property may be established as part of the initial approval of a development." As a result, the modification process is used to make minor and major alterations to the initial development and/or its conditions of approval provided a reasonable determination of consistency with the initial development plan can be made.

In this instance, the applicants/property owners have requested a reduction to the side yard setbacks and building-to-building separation to develop a new custom single-family residence on the subject site that generally conforms to all other required development and architectural design standards. The subject site has some unique characteristics, primarily a narrower than normal width that creates a conflict with one of the mandated architectural styles the applicant/property owner chose to utilize. The previous property owner faced similar conflicts, and received approval for relief from the side yard setback requirements. Three other properties within the same subdivision also received approval for similar development standard relief requests. Therefore, the proposed modification requests are reasonable and the project is substantially compliant with the initial development plan.

Design Review

The Design Requirements that were established by PUD-99-16 (Mariposa Ranch at Callippe Preserve) address setbacks, building height, material and color use, grading, house size, accessory structure location, fencing, landscaping, et cetera.

Site Design

The proposed 5,860 square-foot custom home is sited relatively in the middle of the subject site and approximately 47 feet from the front property line. This portion of the lot is fairly flat which reduces the amount of grading necessary to accommodate the footprint of the home. By orienting the driveway approach on the north end of the subject site, which is also relatively flat, minimal grading will be necessary to tie the approach into Clubhouse Drive. Moreover, this orientation allows for a substantial landscape buffer along the Clubhouse Drive frontage, softening the visual impact of the home from the street level. A dog-leg driveway will also allow the applicants/property owners to provide the minimum of four on-site guest parking spaces outside of the front and side setback areas. Lastly, a significantly sized rear yard space has been created with the proposed layout that, once landscaping is installed, will preserve the transitional views to the open space areas behind the proposed home.

Architectural Design

Building Form/Massing/Materials and Color

The proposed home will be designed in the Ranch Hacienda architectural style which features stucco walls, rough sawn timber trim, cement plaster trim, support columns, arbors, and corbels, stacked stone wainscoting, red cedar garage doors, mahogany exterior doors, wrought iron railings, and barrel clay tile roofing. The colors will primarily be warm and neutral earth tone range, with the main body color described as Aurora Brown, the cement plaster trim a bone white color, copper gutters and downspouts, and a blended roof tile that are all slight variations of a traditional reddish brown clay color.

The proposed home is a two-story home 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 majority of the front façade is treated with both stacked stone veneer and rough sawn timber accent elements to soften the visual presence of the home.

The Design Requirements state that where lot sizes and configuration permit, garages are encouraged to be designed in such a manner that the garage doors are not visually prominent. Garages should also be oriented so that a maximum of three doors face the street if a side loading garage is not feasible. Due to the narrowness of the subject site, the home has been designed with a single-story front facing 4-car garage (three individual doors only) setback approximately six feet behind the front façade of the home. Additionally, the garage roof element contains a gable roof on the front to match the proposed home and a trellis feature over all three garage doors to help mitigate the presence of the three-car garage facing the street. Staff believes that these design features reduce the visual impact of the three-car garage, thus being consistent with the Design Standards.

As proposed, the exterior walls of the house will be articulated and, therefore, the massing of the building will blend in with the surrounding neighborhood. The use of stone treatments, wall articulation and detailing provide an attractive home for the neighborhood. The projecting front entry porch element with the recessed balcony above on the second level provides a distinguishing presence and the home design incorporates high quality materials and

elements. The detailed and elegant front and garage doors also provide an element of sophistication to the proposed home. The window shutters and rough sawn timber elements especially above the windows and along the rooflines 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 Ranch Hacienda architectural style and other similar homes in the Subdivision.

Building Floor Area

Per the Design Requirements, the floor area of the house (excluding up to 700 square feet of the garage) is limited to 25 percent of the lot size. The proposed house is approximately 5,860 square feet in size (including living area and garage area) and will be located on a 20,952 square foot lot. Therefore, the floor area ratio of the proposed house will be 24.63 percent (5860 sq. ft. – 700 sq. ft. of garage area) / 20,952 sq. ft. = 24.63%) which is less than the maximum permitted by the Design Requirements. The proposed 5,860 square feet is also less than the 5,938 square feet maximum building size prescribed by the Design Requirements.

Height Limit

Two-story homes in the Subdivision are limited to a maximum of 30 feet in height. The height measurement is defined as being from the lowest to the highest points on the house. The Applicant has proposed to construct a two-story home which has a maximum height of 29 feet six inches; and therefore, is lower than the maximum height allowed pursuant to the Design Requirements.

Setbacks

The Design Requirements prescribe the setbacks for all structures within the Subdivision. The required front (to first single-story element other than garage) and rear yard setback is 25 feet. The proposed house will be set back a minimum of 47 feet from the front porch elevation and 88 feet from the rear elevation. The required setback for the side yard is a minimum of 10 feet and 25 feet combined total. The house will be setback a minimum of five feet on the south side and seven feet two inches on the north side for 12 feet two inches combined total, thus, a modification has been requested as discussed in detail above.

The Design Requirements also prescribe a building-to-building separation standard of 25 feet minimum. With the proposed modification to the north side yard setback, the proposed home will be only 17 feet 11 inches from the adjacent residence, thus a modification has been requested as discussed in detail above.

Landscaping

The subject site is currently vacant and has seasonal grasses on it. No trees currently exist on site; and therefore, no trees will be removed in conjunction with this project.

The proposed Landscape Plan includes a variety of hardscape as well as planting materials. The plan includes a tree/plant palette of native and non-native species that are drought tolerant, as well as some hardscape features highlighted by a full paver system driveway designed to complement the stacked stone on the proposed home. No side or rear yard landscaping is proposed at this time, as allowed by the PUD; however, a condition of approval has been included to require submittal of a rear and side yard landscaping plan within three months of occupancy of the home and installation required within six months of occupancy of the home.

The Design Requirements require a minimum of one tree per 750 square feet of net lot area (or 28 total for the entire lot front, rear, and side). Of these additional trees, a minimum of 30 percent must be 24-inch box size (which is 8 for this project), with the remaining being a minimum of 15-gallon size. The proposed front yard landscape plan includes a total of 11 trees throughout the front yard with one tree sized 24-inch box or larger. Therefore, the conditioned rear and side yard landscaping plan must include a minimum of 17 trees, with 7 of those trees sized 24-inch box or larger.

With the recommended condition in place, the proposed Landscape Plan will provide adequate landscaping for the site as required by the Design Requirements. The combination of plant materials and hardscape will promote interest of the site and will also provide adequate screening of the site from the adjacent properties.

Fencing

No fencing is currently proposed. A condition of approval has been included for all proposed fencing to be shown on the landscape plan and must be consistent with the Design Standards for the development.

Lighting

The Design Requirements specify that lighting should be an integrated design element and installed to direct glare away from surrounding properties and right-of-way. Additionally, the Design Requirements require the entrance to each lot to include a carriage type streetlight (maximum 16 feet tall) or an illuminated pilaster (shall be five feet tall) designed to match the proposed house. The grading plan includes a light detail that does not comply with the requirement. Therefore, staff has provided a condition of approval to ensure these requirements are met.

Fire Service

The site is located within a high fire hazard zone and subject to materials and construction methods for exterior wildfire exposure, vegetation management, and defensible space zones. The proposed home is conditioned to be constructed with an automatic residential fire sprinkler system and to meet the Fire Department's requirements.

Green Building Measures

The City's Green Building Ordinance requires new single-family homes that are 2,000 square-feet or more in size achieve a "green home" rating on Alameda County Waste Management Authority's "Single-Family Green Building Rating System". The applicant provided a preliminary GreenPoint Rated checklist of measures to be incorporated into the building plan set. The applicant is proposing to construct a home that will achieve 258 points, where 50 points is the minimum requirement (Exhibit E).

Opposition to Proposal

During the staff level Minor Modification public notification process, staff received an email on December 12, 2013, from Rick Lazansky and Sue Sato (5250 Clubhouse Drive – adjacent to and north of the subject site) stating their opposition to allowing the requested development standard modifications, noting it would infringe on their view, privacy, and property values. Staff has included their email as Exhibit C for reference. Below are staff's responses to the appellant's position points.

Position Point #1: Lazansky/Sato claim the proposal would infringe on their view south to the open space areas.

Response to #1: The applicants/property owners have purchased a developable lot, always intended for construction of a custom single-family residence. The creation of this lot was approved and recorded concurrently with Lazansky/Sato's lot and in fact, pre-dates the construction of Lazansky/Sato's existing residence. A view/scenic corridor easement was not recorded across the subject site, and Lazansky/Sato have not subsequently purchased a view/scenic corridor easement across the subject site. Therefore, the Lazansky/Sato should have had a reasonable expectation that future development of the subject site would occur and potentially affect and/or eliminate the unobstructed view to the open space areas to the south. The proposed home has been sited centrally on the subject site and a significantly sized rear yard has been created that once landscaped will provide a natural transition to the open space areas east and a portion of the open space areas south of the subject site, to which Lazansky/Sato would still maintain some sight line to from at least the upper levels of their home. It should be noted as well, that the closets portion of the proposed home to Lazansky/Sato's existing residence is a one-story garage with the side of the gable roof facing their residence.

Position Point #2: Lazansky/Sato claim the proposal would infringe on their privacy.

Response to #2: Lazansky/Sato's lot sits slightly higher than the subject site and their home is oriented in a U-shape with first (four individual windows) and second (one bank of four windows) floor windows facing the subject site. However, the majority of the first floor windows are partially obscured by a solid wood fence. Additionally, the applicants/property owners have oriented their floor plan so that their one-story garage would be the closest structure to Lazansky/Sato's side property line, which with the proposed modification would be set back seven feet two inches. The actual building-to-building separation would be 17 feet 11 inches as previously described. The closest portion of living space of the proposed home (non-garage

area) would be set back between 39 and 40 feet from the side property line shared with Lazansky/Sato and between 57 and 58 feet from Lazansky/Sato's closest living area of their existing residence. Additionally, only upper level windows are proposed along the northern wall, with over half of those windows being located near the top of the upper floor wall plate for natural light purposes only as they are to be located in bedrooms or bathrooms along interior walls designed for furniture placement. The applicant/property owners may have the potential to plant some trees along the shared property line to address the privacy concerns; however, this would seem to contradict with Lazansky/Sato's concern over the view south to the open space area.

Position Point #3: Lazansky/Sato claim the proposal would infringe on their property values.

Response to #3: The applicants/property owners are proposing to construct a custom single-family residence consistent with the General Plan, Zoning, and Design Requirements for the residential Subdivision in which it is located. The proposal is not detrimental to the health, safety, or general welfare of the public. Therefore, there should not be a negative effect on area property values; in fact, once the improvements are completed, the reassessed value for the subject property should increase, enhancing the values of the properties around it as well.

PUBLIC NOTICE AND COMMENTS

Notice of this application was sent to surrounding property owners and occupants within a 1,000-foot radius of the entire Specific Plan boundary and to all property owners and occupants within the Specific Plan area, published in a newspaper of general circulation, and posted on the City website prior to this hearing.

Besides Lazansky/Sato's initial and follow-up objections dated December 12, 2013 and January 15, 2014, respectively, to date, staff has received emails and phone calls from eight additional area residents objecting to the proposal. These emails and/or phone call summaries are all attached as Exhibit G. The objections generally focus on the fact that the Mariposa Ranch Development Standards and Design Requirements were in place and provided to the applicant/property owner prior to them purchasing the lot and that they should be adhered to, maintaining the rural atmosphere of the subdivision.

ENVIRONMENTAL ASSESSMENT

Environmental review for the proposed project was undertaken with the Final Environmental Impact Report (FEIR) approved by the City Council for the Happy Valley Specific Plan in conformance with the standards of the California Environmental Quality Act (CEQA). 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. Therefore, no further environmental assessment is required.

CONCLUSION

Staff believes the proposed project and the modification requests to side yard setbacks and the building-to-building separation are consistent with the intent of the Mariposa Ranch Subdivision at Callippe Preserve and other similar projects/requests within the same Subdivision; and would not have an adverse effect on the views, privacy, or property values of the appellant.

RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution recommending approval of cases PUD-98-16-12M and P13-2092, subject to the conditions of approval listed in Exhibit A, and forward the applications to the City Council for public hearing and review.

Staff Planner: Eric Luchini, Associate Planner, 925-931-5612, email: eluchini@cityofpleasantonca.gov