

## Planning Commission Staff Report

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April 11, 2012  
Item 5.a.

**SUBJECT:** P11-0798

**APPLICANT/  
PROPERTY  
OWNER:** Archie Perlegos

**PURPOSE:** Application for Design Review approval to construct an approximately 4,232-square-foot single-story home and an approximately 866-square-foot attached garage.

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

**ZONING:** PUD-LDR/C/PHS/WO (Planned Unit Development – Low Density Residential/Commercial/Public Health and Safety/Wildlands Overlay)

**OVERLAY  
DISTRICT:** West Foothill Road Corridor Overlay District.

**LOCATION:** 5982 Kolb Ranch Drive

**EXHIBITS:**

- A. Draft Conditions of Approval
- B. Project Material Board, Site Plans, Green Building Checklist, and Floor Plan dated “Received, February 16, 2012”
- C. PC Resolution for PDR-446, PC-2005-21
- D. PDR-446 Planning Commission Staff Report, dated May 11, 2005
- E. PDR-446 Planning Commission Meeting Minutes, dated May 11, 2005 (excerpt)
- F. PMC 18.78: West Foothill Road Corridor Overlay District
- G. West Foothill Road Corridor Design Guidelines
- H. Kolb Ranch Estates Design Guidelines
- I. PUD-99-03, Ordinance No. 1805
- J. Location and Noticing Maps

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## BACKGROUND

The project site has a long history. On May 16, 2000, Planned Unit Development (PUD) rezoning and development plan approvals were granted for 12 single-family lots (10 new custom homes and two existing homes), a public park, open space, and designation of an approximately 5.22-acre area for a future senior care facility (PUD-99-03, Known as Kolb Ranch Estates). Since custom homes were proposed, Design Standards were established for future development of the lots. Lots 1-10 were approved with Design Standards based on the City's R-1-20,000 zoning district and Lots 11-12 were approved with Design Standards based on the City's R-1-40,000 zoning district. The Design Standards were established to guide future development on the new home sites and were modified in 2002 to reflect changes in the grading and lot configuration.

In 2005, a developer, Hamid Taeb, applied for and received design review approval to construct semi-custom homes on Lots 1-10 (PDR-446). The 2005 Planning Commission Resolution, Staff Report, and meeting minutes are attached for reference (Exhibits C, D, and E).

Figure 1: PDR-446 Approved Layout Scheme



Following the 2005 approval, the developer constructed four homes (Lots 1, 2, 3, and 4). At some point in 2007, the developer was unable to financially pursue further development and began selling the vacant lots with the preapproved designs. This resulted in a fifth home being constructed by a different developer (Lot 8). With the economic downturn the remaining five lots were taken over by the financing bank. In the past year, two of the remaining five lots have been purchased and the new owners

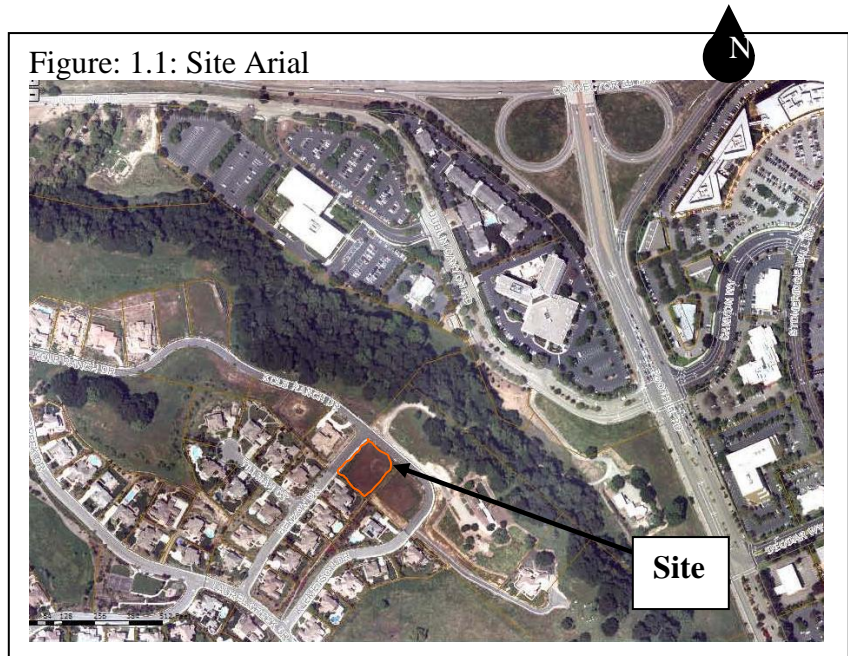
are pursuing Design Review applications to construct custom homes. This application is for Lot 9 (5982 Kolb Ranch Drive). In the future, staff expects to be bringing an application for Lot 10 forward for consideration.

The PUD governing these home sites requires future homes in this development to be reviewed by the Planning Commission for design approval. Accordingly, the application for Design Review is before the Planning Commission for consideration.

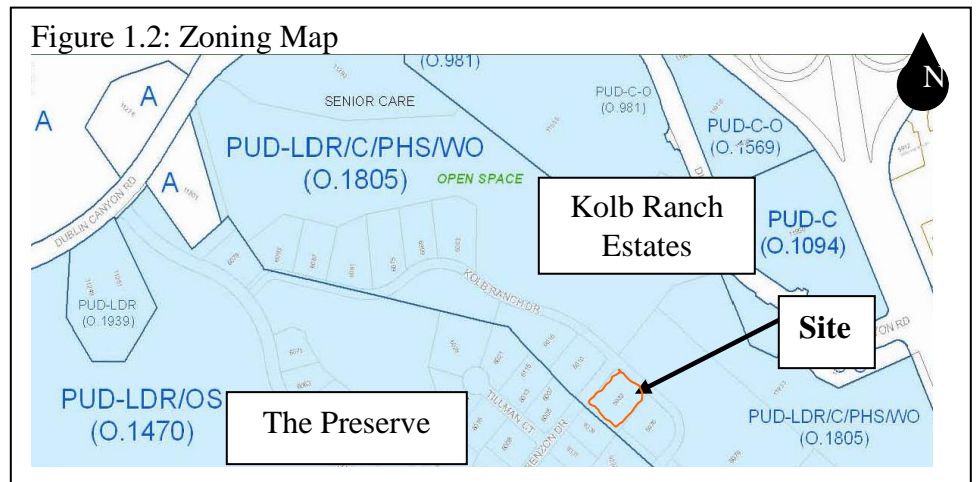
Additionally, if a member of the Planning Commission would like to view the City Council Staff Report, meeting minutes, or visual analysis for PUD-99-03, please contact the Planning Division.

**SITE DESCRIPTION**

The project site is located in an area surrounded by residential homes and open space. The area surrounding the home sites is steeply sloping and contains oak chaparral and grassland vegetation. The site is in proximity to Interstate-580 and Dublin Canyon Boulevard to the north, Foothill Road to the east with Interstate-680 further east, and single-family homes (The Preserve development) to the west and south.



The lot sizes within the Kolb Ranch Estates Development range from 26,000 square feet to 34,000 square feet. The subject home site is approximately 28,413 square feet in area. The site is currently vacant with no site improvements. The site fronts the open space area of the development and the majority of the Kolb Ranch Estates lots are located to the west of this site. The rear yard neighbor of the site is part of the neighboring development, The



Preserve (Figure 1.2). A location map is also provided as Exhibit J.

### West Foothill Road Corridor Overlay District

The Kolb Ranch Estates development is located within the West Foothill Road Corridor Overlay District (WFRCOD). Exhibits F and G contain the regulations and Design Guidelines for the WFRCOD.

## **PROJECT DESCRIPTION**

The applicant, Archie Perlegos, is requesting the proposed design be approved for Lot 9 of the Kolb Ranch Estates development (PUD-99-03). The applicant's proposal, as conditioned, complies with the Design Standards and conditions of approval for PUD-99-03 (Exhibit H and I) for this site (Lot 9- 5982 Kolb Ranch Drive) and includes the following:

- An approximately 4,232-square-foot, single story, custom home with an 866-square-foot attached three-car garage to be constructed on the lot. The proposed floor plan (Figure 1.3) contains four bedrooms and a guest suite within a single story design.
- The proposed building height is 21-feet, 4-inches.
- The project has been designed to meet the required green building measures.
- Installation of a variety of landscaping plants and trees, with no tree removal.
- Minor grading and installation of garden retaining walls within the west and south yards.
- The proposed building design follows a contemporary architectural style.
- The proposed colors and materials include brown stucco and earth toned stone and detailing elements.

## **ANALYSIS**

The proposed house design provides attractive articulation of the elevations and ample use of stone treatments and detailing to provide an attractive home design. The Kolb Ranch Estates development was previously approved with semi-custom homes to create customized appearances for each of the sites within the development. Staff believes that the proposed home design compliments the existing homes within the development and in the neighboring development in both quality of materials and design style (see Photos 1 and 2).

### Visual Analysis

A visual analysis was done with the PUD review and approval. Under the PUD review, staff concluded that Lots 7, 8, and 12 were the only lots visible from areas to the east of Foothill Road (Figure 1.3). The lots were approved with specified pad heights and overall building height limits. The proposed project is not located on the lots of noted visibility and is consistent with the approved pad and building heights. Therefore, staff reviewed the previous view analysis and the proposed placement and house height,



and a field assessment was done to make a determination that no additional visual analysis was needed with this application.

Figure 1.3: Visual Analysis



### Design

The Design Standards that were established by PUD-99-03 were based on the R-1-20,000 zoning district and address setbacks, building height, material and color use, grading, house size, accessory structure location, fencing, landscaping, etc.

### **Building Form/Massing**

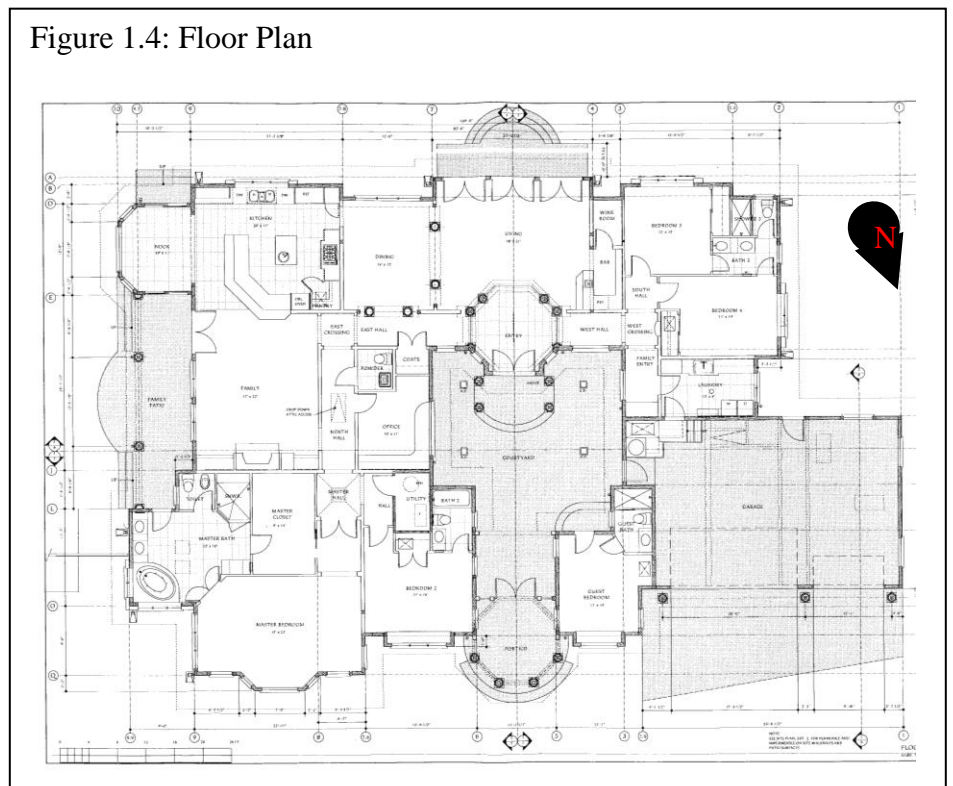
The proposed design is a single story home with articulated wall lines that provide a sense of depth to the design. The inclusion of the covered front porch (Portico) adds a formal design element.

The single story design is appropriately scaled and massed and conforms to the surrounding homes. The design and placement of the garage meets the requirements of the Design Standards.

### **Building Floor Area**

Per the Design Standards, the floor area is limited to 25 percent or 4,500 square feet, whichever is less. The 25 percent and 4,500-square-foot limits

Figure 1.4: Floor Plan



exclude 600 square feet of garage space. The garage space over the 600 square feet size would then be counted toward the allowable square-footage for the house.

As shown on Sheet 1, the site and building data indicates a floor area of 18 percent; however the total house size is the limiting factor for this application. The proposed house size is 4,232 square feet and the proposed garage is 866 square feet; therefore, 266 square feet would be added to the house size to equal 4,498 square feet. The proposal is in conformance with the floor area limits and overall house size.

### **Height Limit**

The proposed residence is limited to 22 feet in height and single story per the PUD conditions of approval. The height measurement is defined in the PUD conditions of approval as being from the lowest to the highest points on the house. As proposed, the building elevations indicate the single-story house is 21 feet, 4-inches tall (Figure 1.5) and, therefore, complies with this PUD requirement.



### **Materials and Color**

The materials and colors for this development are governed by the PUD conditions of approval, the approved Design Standards, and the WFRCOD. The PUD conditions of approval and the Design Standards incorporate similar material and color guidelines as found in the WFRCOD. However, the approved standards specify that building materials are limited to natural materials, such as stone, brick masonry, and wood siding, and that stucco siding in limited amounts may be allowed and the colors of homes within the development should be dark shades of brown, grey, and green and beige tones. The PUD conditions of approval further state that “at least 50 percent of the exterior main structure building wall surfaces shall be either natural wood, stone, and/or brick, and the remainder of the exterior building wall material may be stucco.”

The proposed house design contains stucco walls with stone wainscoting and architectural details covering 50 percent of the elevations. Staff believes that the stucco wall material is acceptable for Lot 9 since the proposed house has a low-profile design, it incorporates stone wainscoting, and the homes within the Kolb Ranch Estates

Development and The Preserve are similar in style (Photos 1 and 2).



Photo1: Rear yard neighbor (Preserve Development) of Lot 9.



Photo 2: Similar Architectural Style (Kolb Ranch Estates Development-Lot 4).

Additionally, this lot is not visible from Foothill Road or the valley floor and uses earth tone body and roofing colors. The proposed materials and colors are consistent with the PUD conditions of approval, the Design Standards of the development, and those specified in the WFRCOD.

### ***Landscaping***

The applicant has provided a Landscaping Plan (Sheet L-2) that provides for street trees along Kolb Ranch Drive and Benzon Drive, trees along the south property line, and a variety of planting sizes and mixture of shrubs and ground covers.

The Design Standards require the proposed Landscape Plan to provide street trees at a minimum rate of four 24" box trees per lot (corner lot). In addition to the street tree planting requirement, the Design Standards requires a minimum of one tree per 2,000 square feet of net lot area (14 trees additional). Of these additional trees, 1/3 must be 24" box size (which is 5 for this project), with the remaining 2/3 being a minimum of 15-gallon size. The proposed Landscaping Plan indicates four street trees, five additional 24" box trees, and eight 15-gallon trees throughout the property. A condition of approval addresses revising the landscape plan to meet the planting requirements of the development. Staff believes that the proposed Landscaping Plan can be adjusted to comply with the planting requirements (1 additional 15-gallon tree), it is appropriate for this lot, and aids in the effort to soften and screen the presence of the proposed home, and provides privacy screening.

### ***Retaining Walls and Grading***

The proposed landscape plan includes retaining walls within the west and south yards. The applicant is proposing to install retaining walls with dry stacked stone and a portion of the proposed west retaining wall will be treated with stone veneer. The landscape scheme also identifies additional cut and fill to take place within the west and south yards to accommodate flat work and landscaping elements. The original grading of the lots for the Kolb Ranch Estates development included the installation of several

retaining walls within the development already. Staff believes that the proposed retaining walls meet the Design Standards, are in keeping with the surrounding lots, are attractively designed.

### ***Fencing***

The applicant is proposing two types of fencing on the lot. The main boundary fencing will be wood-framed, wire mesh fencing, which is consistent with fencing on the surrounding lots. Additionally, the applicant is proposing a wrought iron gate, which is also consistent with a few of the lots on Kolb Ranch Drive. Both fencing types are open and are consistent with the Design Standards for the lot and the regulations specified in the WFRCOD guidelines.

### ***Lighting***

The Design Standards and the WFRCOD specify that lighting should be installed to direct glare away from surrounding properties and right-of-way. Staff has provided a condition of approval to reinforce this requirement.

### **West Foothill Road Corridor Overlay District**

As mentioned previously, the PUD contained a view analysis of the proposed project. The analysis showed that only the upper portions of the houses located on Lots 7, 8, and 12 would be visible from the I-580/Foothill Road overpass.

Staff believes that the proposed project, as conditioned, conforms to the applicable WFRCOD regulations:

- **House Size:** The floor area ratio (FAR) of the underlying zoning district applies to properties within the WFRCOD. Since the subject property is in a PUD, the FAR for the proposed home is subject to the limit established by the PUD. As proposed, the project meets the house size restriction of the WFRCOD (and the PUD).
- **Foothill Road Setback:** Not applicable as the proposed home is not located on a first tier lot (adjacent to Foothill Road).
- **Side Yard Setbacks:** Not applicable as the proposed home is not located on a first tier lot (adjacent to Foothill Road).
- **Height:** The WFRCOD regulations state that the maximum height for any structure should be 30 feet, measured vertically from the lowest point of the structure to the highest point of the structure. The approved Design Standards for the PUD further limits the allowable height to no more than 22 feet. As proposed the proposed home meets the WFRCOD height limit.
- **Landscaping:** The WFRCOD requires the existing mature trees to be retained to the maximum extent feasible. Also, where feasible, mature oak and other native species should be relocated to grassland areas planned for development. The subject site does not contain any existing trees.
- **Retaining Walls:** The WFRCOD indicates that retaining walls visible from Foothill Road should be faced with materials compatible with the natural setting such as natural stone or wood. The regulations also require planting landscaping in front



of retaining walls and encourage stepping retaining walls, where feasible. The proposed retaining walls are not visible from Foothill Road.

- Fencing: The WFRCOD requires open fencing, except that solid privacy fencing may be allowed in areas of a lot not within required yard areas if it is screened with landscaping. The project is proposing wrought iron and open wire mesh fencing and therefore meets the WFRCOD requirements for open fencing.
- Building Design: The WFRCOD design guidelines indicate that building materials should use natural materials, such as wood siding and natural stone. In addition, the use of bright colors such as white, yellow, red, and orange are prohibited and the architectural style, in conjunction with its use of colors and materials, is required to blend with its setting and the natural environment.

Overall, staff finds that the project has been designed to conform to all applicable requirements of the overlay district.

### 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

All new residential projects are required to meeting a level of green building. The applicant provided a preliminary Green Building checklist of measures to be incorporated into the building plan set. The applicant is proposing to construct a home that will achieve 85 points, where 50 points is the minimum requirement (Exhibit B).

### Accessory Structure

The proposed gazebo located in the rear yard is appropriately designed with regard to materials and the siting; however per the Design Standards accessory structures may not exceed a height of 12 feet. The conditions of approval address the requirement to lower the proposed structure to meet the standards.

## **PUBLIC NOTICE**

All property owners within 1,000 feet of the subject site were notified of the proposed project. A map showing the noticing area can be found in Exhibit J. At the time this report was prepared, staff had not received any comments or concerns.

## **CONCLUSION**

Staff believes that the proposed home is designed in a manner that is consistent with the restrictions imposed by the site including those required by the West Foothill Road Corridor Overlay District. Staff believes the proposed project should receive a favorable determination by the Planning Commission in that the proposed design is attractive and would be compatible with the homes in the surrounding development(s).

## **ENVIRONMENTAL ASSESSMENT**

The environmental review for the proposed project was undertaken with the Initial Environmental Study and a Negative Declaration for PUD 99-03, which was adopted by the City Council on May 2, 2000 in conformance with the standards of the California Environmental Quality Act (CEQA). No subsequent, supplemental, or addendum to the Negative Declaration is necessary because 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. Furthermore, there is no new information of substantial importance which was not known at the time the Negative Declaration was adopted regarding the project or its effects, mitigation measures, or alternatives. Any previously identified effects or impacts are mitigated to a level of insignificance, with the mitigation measures incorporated into the project's design or imposed pursuant to the condition of approval.

## **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission approve P11-0798 by taking the following action:

1. Approve P11-0798 subject to the conditions listed in Exhibit A.

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