

PREV-806
Exhibit A
Discussion Topics and Questions
Specialty Inspections
261 Spring Street
March 23, 2011

1. Does the proposed project meet the criteria in the Downtown Specific Plan for three-story structures?
2. Is a three-story structure appropriate for the subject site?
3. Is the building design appropriate for the subject site?
4. Are the proposed modifications to the site plan and parking appropriate?
5. Is the proposed size of the residential unit acceptable?
6. Should the proposed setbacks be increased?
7. Is the proposed building compatible with adjacent structures?
8. Does the structure appear too tall or massive from adjoining properties or adjacent streets?

Pleasanton Heritage Association

To: The Planning Department, City of Pleasanton

Re: Pleasanton Heritage Association's (PHA) Preliminary Review for the Proposed Dwelling at 261 Spring Street

The Spring Street neighborhood as defined in our Downtown Specific Plan (DSP) policy, page 65, consists primarily of groupings of small residential cottages in the bungalow style.

These groupings of small residential buildings share consistent scale, height, setbacks, and massing characteristics that further their unique character.

These buildings are so important to the history of the Pleasanton, that builders are prohibited from demolishing these primary buildings. They may be used for dwellings or businesses on conditional permits as long as the primary building's exterior is preserved.

The commercial business, "Specialty Inspections", restored the exterior of their current building at 261 Spring Street in the bungalow tradition. The final impact is very impressive and adds to the historical significance of the street. The new dwelling proposed for the rear parking area of the property at 261 Spring Street is a major departure from the Spring Street architecture. The DSP, page 67, includes language with regard to new building design:

New building design should draw upon the primary exterior features of the Downtown's traditional design character in terms of architectural style, and materials, colors, details of construction, height, floor area, bulk,

massing and setbacks. These building elements should be consistent with those elements of buildings in the immediate neighborhood, and the design of new/replacement buildings should not represent a significant departure from the existing neighborhood character. (New) Buildings should be designed to reflect, but not necessarily replicate, the architectural time period they represent.

- **Architectural Style:** The DSP, page 67,

”That the building elements should be consistent with those elements of buildings in the immediate neighborhood...”

This proposed new home design does not reflect architectural design elements of existing homes within the immediate neighborhood. We are recommending that the final design reflect, but not necessarily replicate, the architectural time period of the Spring Street neighborhood.

- **Height, Massing/scale:** The proposed height of 32 feet is not in keeping with the scale, height and massing of other residential buildings on the north side of Spring Street. Page 35 of the Downtown Design Guidelines for new construction, remodels and additions refers only to two-story homes and additions. The city also suggests design elements to mitigate height and mass issues for new two-story homes. The city makes no reference in the Downtown Design Guidelines to new three-story homes in Pleasanton’s historic neighborhoods. PHA believes that three-story homes represent a significant departure from the neighborhood character not only on Spring Street, but also anywhere within our existing historic neighborhoods. The placement of this proposed dwelling, even though situated in the

back lot behind the existing historic building, will exceed the height of that existing building fronting 261 Spring Street and will potentially overwhelm the neighborhood as viewed from both Spring and Ray Streets. The north side of Spring Street is on an incline that will make the proposed home appear even taller from all vantage points, and potentially block the view of residents in existing homes on both Spring and Ray Streets. We recommend redesigning the home without a three stories above ground thus alleviating this oversized scale and massing issue.

- **Windows:** There is no information given about window types, or materials. PHA encourages the use of wood-frame windows that compliment the proper architectural time period of the homes on the street.

- **Exterior Finish:** The proposed smooth stucco finish is in keeping with the bungalow look of the neighborhood, but the exterior design shown on the east view indicates no windows but some type of framed design. Again this is not clear from the preliminary drawings. We ask for clarification of the design.

- **Roofing:** The Downtown Design Guidelines, page 36, state that the builder should:

“Coordinate roofing material with the architectural style of the house.”

The use of composition roofing as indicated on the preliminary drawings may be appropriate for the final design.

- **Entry Door(s):** There is no materials information or detail about the entry door other than an indication of a four-paneled design on the preliminary drawing. We would recommend the

use of a wooden door that corresponds to the final architectural style of the home.

- **Garage Doors:** The doors shown on the preliminary drawing appear to be a traditional design that would be in keeping with the period look of a new home in an historic neighborhood. Again, no materials listing is indicated on the preliminary plans. PHA would recommend the use of wooden carriage-types doors. Again this depends on the final architectural design of the proposed home.

Materials board and color palette were not available at this time on this preliminary planning document. PHA anticipates the opportunity to respond to this and other planning documents at the appropriate time in this design process.

The Pleasanton Heritage Association is a citizens group concerned with preservation and enhancement of Pleasanton's heritage character. The final authority for the approval of any proposed project rests with the city of Pleasanton, their Commissions and Council.

Submitted by Linda Garbarino, President, The Pleasanton Heritage Association on behalf of the Association.

January 28, 2011

PREV-806, KEARNS

City of Pleasanton

GIS

Department

261 SPRING ST

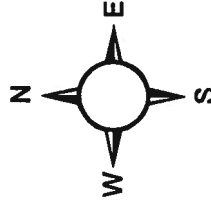
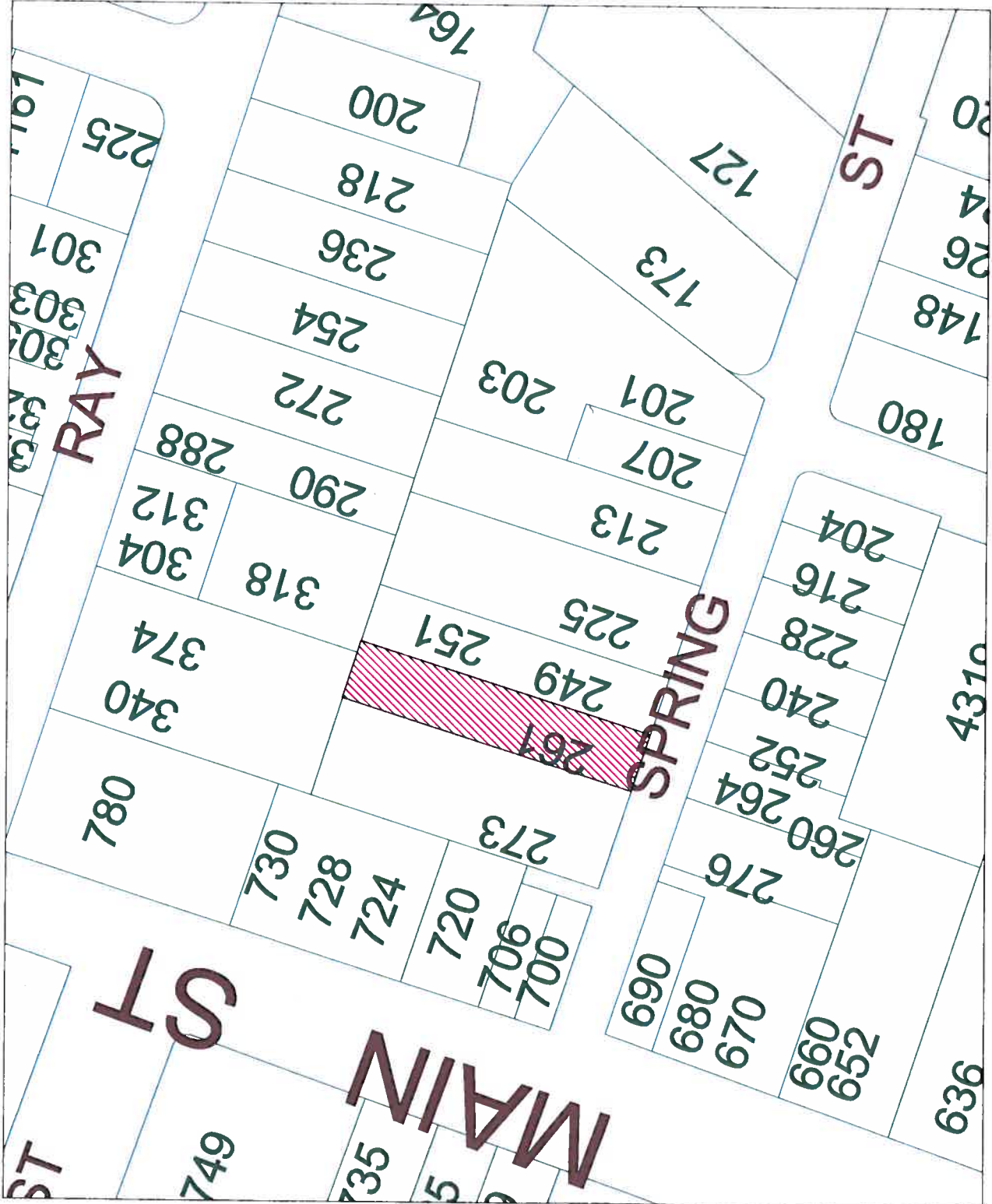


EXHIBIT D



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