



Planning Commission Staff Report

December 8, 2010
Item 6.c.

SUBJECT: PDR-932

**PROPERTY OWNER/
APPLICANT:** Jon Harvey

PURPOSE: Application for Design Review approval to revise the roofing material from metal shingle to standing seam metal for the house under construction at 221 Neal Street (PDR-740).

GENERAL PLAN: Medium Density Residential

SPECIFIC PLAN: Downtown Specific Plan

ZONING: R-1-6,500 Single Family Residence District

EXHIBITS:

- A. Draft Conditions of Approval
- B. Narrative, Site Plan, Elevations, and Photo's dated "Received, October 11, 2010"
- C. May 28, 2008 Zoning Administrator Staff Report (excluding attachments) and Meeting Minutes.
- D. PHA E-mail dated "October 21, 2010"
- E. Example Pictures – Metal Shingle Roof
- F. Roof Warranty Information
- G. Noticing and Location Maps
- H. Public Comments
- I. Downtown Design Guidelines and Downtown Specific Plan Excerpts

BACKGROUND

House Design Review (PDR-740)

On May 18, 2008, the Harveys submitted a formal Design Review application for their proposal to construct a new two-story craftsman style custom home located at 221 Neal Street. The Pleasanton Heritage Association (PHA), a grass-roots group of Pleasanton residents, has a standing request for notification of proposed residential projects in the Downtown area.

In response to PHA concerns about the design of the home, former Planning Director Jerry Iserson worked with the PHA and the Harvey's regarding, among other things, the type of roof for the proposed house. When an agreement could not be reached a Zoning Administrator

hearing was scheduled. However, prior to the Zoning Administrator hearing, the Harveys' revised their plans and agreed to modify certain aspects of the house design. One of these modifications included using a metal shingle roof instead of the standing seam metal roof.

The PHA was agreeable to the change and, therefore, at the May 28, 2008 public hearing, the Zoning Administrator, Brian Dolan, Director of Community Development, approved the Harveys' Design Review application (PDR-740). Please refer to Exhibit C for the May 28, 2008 Zoning Administrator staff report and meeting minutes.

Construction

With the start of construction this summer, the Harveys' learned that neither the manufacturer nor the installer would guarantee the metal shingle roof due to the slope of two of the roof planes. It is not uncommon for applicants to request changes to their Planning entitlements once construction has commenced. These requests, if considered minor in nature, can be reviewed and approved by the Director of Community Development. However, given the history of the project, and knowing that the roof material was a primary concern of the PHA, a new Design Review application was required to allow the original standing seam metal roof instead of the approved metal shingle roof.

On receiving notice of the proposal, Bonnie Krichbaum, adjacent neighbor of the Harvey's and PHA member, contacted staff expressing her concerns as a neighbor and as a PHA member. Linda Garbarino, PHA President, also contacted staff expressing her concern for the proposed request. The PHA and Ms. Krichbaum still do not support a standing seam metal roof. Please refer to Exhibit D for the PHA's email regarding the requested change.

Knowing that either party would appeal a Zoning Administrator action, staff has referred the Harveys' request to the Planning Commission for review and action.

Staff notes that the application currently before the Planning Commission does not "open" the previous Design Review application for the design of the house (PDR-740). Specifically, this Design Review application is limited to the standing seam metal roof only. Should the Planning Commission deny the Harvey's request or suggest a different roofing material, the Harveys' would still be allowed to use the metal shingle roof approved by the Zoning Administrator under PDR-740. Please refer to Exhibit E for example pictures of a metal shingle roof.

PROPOSAL

The Harveys' request to use a standing seam metal roof instead of a metal shingle roof is due to the fact that two of the roof planes, noted on the site plan in Exhibit B, have a slope of 1.5:12 when a minimum of 3:12 is required in order for the manufacture, or roof installer, to guarantee the installation of a metal shingle roof. However, a standing seam metal roof has different requirements and would meet the slope plane requirements and would, therefore, be guaranteed by the manufacture and/or a roof installer. Please refer to Exhibit F for the manufacture information and Exhibit B for example pictures of a standing seam metal roof.

Mr. Harvey has also stated that there are additional benefits to using a standing seam metal roof. For example, solar panels can be clipped to a standing seam metal roof whereas other

roofing materials, including the metal shingles, require drilling holes to mount the panels. Drilling holes into a roof often devalues the warranty and, in some instances, can void a roof warranty. Furthermore, drilling holes can also create water infiltration and can contribute to energy inefficiencies.

Therefore, although it is not reflected in the Harvey's narrative (Exhibit B), the Harveys' are amenable to either of the following options:

Option 1: Allow the standing seam metal roof in its entirety.

OR

Option 2: Allow portions of the roof to be standing seam metal and the approved metal shingle. Specifically, allow standing seam metal only on the portions of the roof that do not meet the minimum slope plane requirements and under the solar panels.

Staff notes that the solar panels are flush mounted with the roofing material not being visible and the "problem" slope planes are not seen from public right-of-ways. However, adjacent neighbors may be able to see portions of the roof planes from their properties.

PUBLIC NOTICE

Notices regarding the proposed Design Review application and related public hearing were mailed to property owners and tenants within 1,000-feet of the subject property. Staff has provided the location and noticing maps as Exhibit G for the Commissions reference. As of report writing, staff has received comments of opposition and support of the proposed application.

Opposition

Six neighbors are in opposition to the Harveys' request stating similar concerns as those previously provided by the PHA and Mrs. Krichbaum (four neighbors provided e-mails and Kathy Paru, 4443 Second Street, left a phone message.)

Support

Mike Carey contacted staff stating his support of the Harveys' request. Mr. Carey stated that the request is in keeping with the approved "2011 modern style craftsmen home" and is consistent with the Downtown Design Guidelines policy of "being green" and is a prime example of sustainable design. John and Michelle Bouchard provided staff with an email stating that they are in favor of the standing seam metal roof. The Bouchard's are of the opinion that the standing metal seam will enhance the appearance of the home, will not impact the neighborhood, and look forward to seeing similar "well-planned" homes in the Downtown.

Emails of opposition and support are attached as Exhibit H, "Public Comments".

Pleasanton Heritage Association (PHA)

The PHA acknowledged that they agreed to allow the metal shingles (PDR-740) only as a compromise to the Harvey's desire to use green building materials. The PHA's comments regarding the Design Review application currently before the Planning Commission have focused on the Downtown Design Guidelines (DDG) and the Downtown Specific Plan (DSP), and state that the request for a standing seam metal roof is "unacceptable." The PHA states that the standing seam metal roof is an industrial material and is not consistent or appropriate for a home in the historic residential neighborhood. The PHA has referenced page 36 of the Downtown Design Guidelines and page 66, No. 3 and page 67, No. 5 of the Downtown Specific Plan. For the Commission's consideration, the page excerpts of these two documents can be found in Exhibit I with the PHA e-mail in Exhibit D.

ANALYSIS

The following is an analysis of the criteria applicable to the modification, followed by staff's comments in *italics*:

Downtown Design Guidelines

Roofline:

- New homes should use roof forms and materials of similarly styled homes in the neighborhood.
- Coordinate material with the architectural style of the house.

Staff believes that the approved metal shingle roof, while not a traditional type of roof material, does resemble a traditional shingle style roof (see attached photographs in Exhibit E). A standing seam metal roof is not in keeping with the character of the "traditional" downtown homes.

Materials:

- Install the highest quality materials.
- Use natural exterior materials.

While it could be argued that a metal roof, in general, would be out of character with the rest of the house design and with other roofs in the neighborhood, staff believes that the applicants' goal of creating a sustainable project by using "green materials" needs to be considered along with the design issues. This is supported by the Guidelines statement that flexibility in applying the Guidelines is acceptable as long as their overall intent and spirit is maintained. In staff's opinion, a standing seam metal roof would be inappropriate for a residential roof in a heritage neighborhood and that the approved metal shingle roof is a better fit for the style of the home and with the neighborhood.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission deny PDR-932, thereby requiring the applicant to modify the sloping plane to accommodate the approved metal shingle roof approved by the Zoning Administrator under PDR-740.

Alternative for Commission Consideration

1. Approve PDR-932 but limit the standing seam metal roof to the roof planes specifically identified as locations for solar panels, as shown on Exhibit B, subject to the conditions shown on the attached Exhibit A, as these areas are not highly visible from the public right-of-way.
2. Direct the applicant to submit an alternative roof design for those areas that propose a 1.5:12 roof pitch.
3. Direct the applicant to select a different roofing material, e.g., asphalt shingles.

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