

SUBJECT: PUD-72

APPLICANT/PROPERTY OWNERS: Jerry Raney

PURPOSE: Application for Planned Unit Development rezoning of two parcels totaling approximately .51-acres from the RM-1,500 (Multiple-Family Residential) District to the PUD-HDR (Planned Unit Development – High Density Residential) District and development plan approval to construct three new residences.

GENERAL PLAN: High Density – Greater than 8 dwelling units per gross acre

ZONING: RM-1,500

LOCATION: 4693 and 4715 Augustine Street

ATTACHMENTS:

1. Exhibit A, Site Plans dated “Received, May 5, 2008”
2. Exhibit B, Draft Conditions of Approval
3. Exhibit C, Location Map
4. Exhibit D, Pleasanton Heritage Association letter dated “Received May 27, 2008”
5. Arborist Report dated “Received, January 3, 2008”
6. Environmental Noise Study dated “March 24, 2008”

BACKGROUND

Jerry Raney submitted an application for a planned unit development (PUD), rezoning, and development plan to divide two existing lots, totaling approximately 22,500 square feet, into six lots. The project is subject to the Downtown Specific Plan and the Downtown Design Guidelines.

The Planning Commission’s recommendation on the proposed PUD rezoning and development plan will be forwarded to the City Council for action.

SITE DESCRIPTION

The subject site is in a downtown neighborhood consisting of small single family residences and multi-family residences along Augustine Street. The project area (4715 and 4693 Augustine Street) is shown in green in figure 1.1.

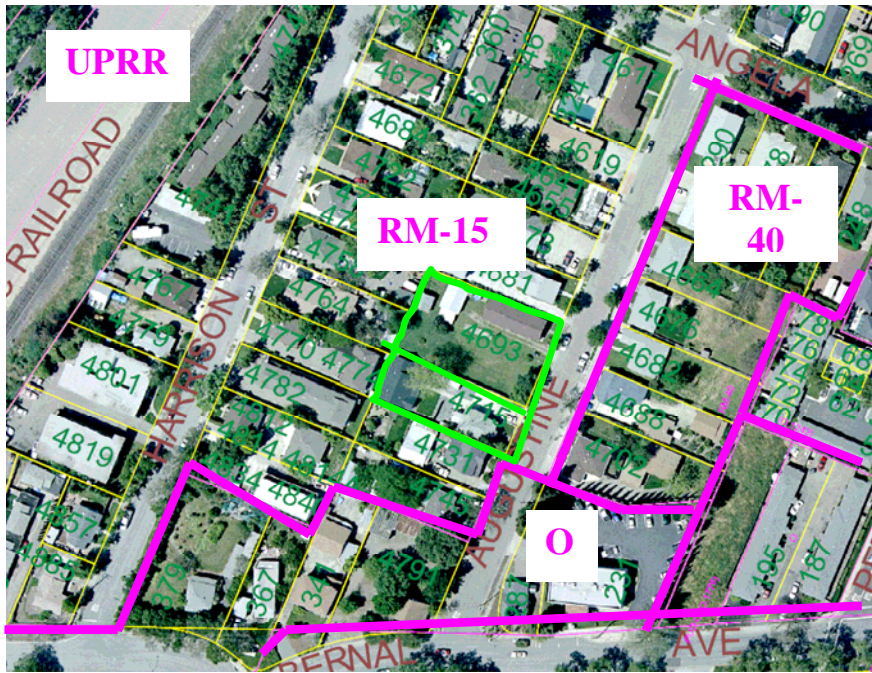


Figure 1.1

The two lots are 7,500 and 15,000 square feet in size and currently contain a total of three existing dwelling units which would be retained. Three trees, one of which is a Heritage tree, are located within the boundaries of the proposed project. Staff has provided analysis on the existing trees in the *Discussion* section of this report and has provided the Arborist report as Attachment 5.

Existing Structures and Historic Listing

The proposed project will result in the three existing homes being located on individual lots. Lot 1 will contain the existing 878-square-foot, single-story residence that was built in the early 1900’s, Lot 2 will contain the existing 1,845-square-foot, two story residence that was built in the 1950’s, and Lot 5 will contain the existing 1,155-square-foot, single-story residence that was built in 1900.



Existing Residence at
4715 Augustine Street
(Front House, future Lot No. 1)



Existing Residence at
4715 Augustine Street
(Rear House, future Lot No. 2)



Existing Residence at
4693 Augustine Street
(Future Lot No. 5)



Existing Streetscape

The eldest home on Lot 1 (the front house at 4715 Augustine Street) was classified as having a high level of historic integrity as the city’s consultant, Architectural Resources Group, put it on a list of Landmark Quality Buildings over 100 years old.

Surrounding Uses

As shown in figure 1.1, the subject property is zoned RM-15 (Residential Multi-family—1,500 square feet) District and is surrounded by a variety of single-family homes on small sized lots, mutli-family developments, and office uses are located at the end of the street. The proposed project is located in close proximity to the Union Pacific Railroad to the northwest which provides both commuter train service and freight transport. The lots located on the opposite side of Augustine Street are zoned RM-4.

PROJECT DESCRIPTION

The proposed project would:

- The merge and subsequent subdivision of the two existing parcels;
- Allow the three existing homes to be located on separate legal lots;

- The construction of three additional residences and new carports for the existing residences that do not currently have covered parking;
- Rezoning the lots from RM-1,500 to PUD-HDR (Planned Unit Development – High Density Residential); and
- Establish site development standards.

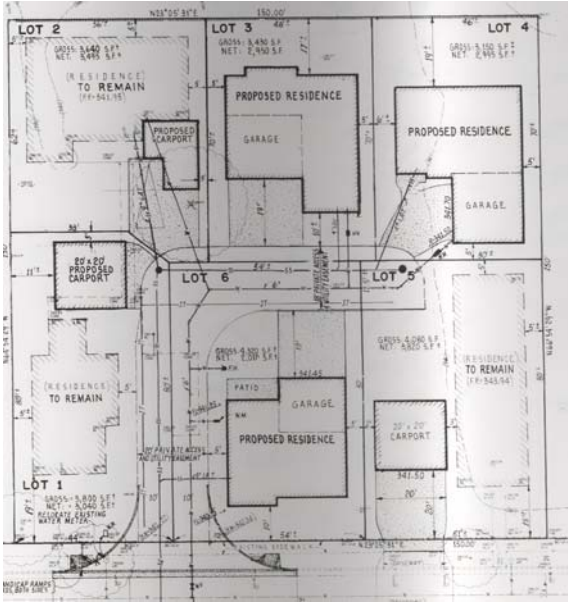
The site development standards would allow future improvements to be reviewed per staff level administrative review process for both additions and accessory structures. Additionally, alterations and/or new construction on the lots containing the existing homes would be required to receive staff level design review and approval and meet the proposed development standards.

A tentative subdivision map will be submitted to create the six parcels and future proposals to develop the properties will be subject to the standards listed in the *Site Development Standards* section of this report.

Site Plan

The proposed site plan illustrates:

- A six lot layout with lot sizes from 3,150 to 4,320 square feet;
- The three existing homes and new carports;
- Three new residences ranging in size from 1,630 to 2,360 square feet;
- The private access drive that is 20 feet wide at the entrance and is reduced to 18 feet in width along the back half. The private drive entrance is located between Lots 1 and 6 and would provide access to Lots 1-4, and 6 and a new driveway on Augustine Street would provide access to Lot 5.



Site Plan

As conditions of approval, the private access entry would be modified to reduce the radii to reflect a more typical residential driveway apron design and requires a maintenance agreement for the private drive to be created.

DISCUSSION

Plan and Guideline Conformity

General Plan

The General Plan land use designation for the area is High Density Residential (greater than eight dwelling units per gross acre). The proposed project would result in 12 units per gross acre. The proposed density is therefore consistent with the General Plan.

Downtown Specific Plan

The Downtown Specific Plan land use designation is also High Density Residential (HDR). The proposed density is also consistent with the Downtown Specific Plan.

Downtown Design Guidelines

The Downtown Design Guidelines establishes general criteria for quality of design, use of materials, orientation, height, and massing of residences in the downtown. The proposed two-story homes conform to the Downtown Design Guidelines with the use of materials and design details that blend with the existing homes in the neighborhood. The proposed architecture compliments the existing structures and the surrounding neighborhood through the use of the horizontal siding and window shutter details.

The building elements used for the roof, choice of materials, and architectural detailing are nicely designed and meets of the Downtown Design Guidelines and minimizes the height and massing of the new homes. The floor areas of the proposed homes are compatible with those of the existing home on Lot 2 within the project.

The proposal is in conformance with the Downtown Design Guidelines and is consistent with the pattern of approved residential development within the Downtown District.

Development Plan

Existing Trees

The project site contains 3 existing trees and an arborist report was prepared for the project (Attachment 5); an 18-inch diameter Pecan (tree number 1), a 7 ½ -inch diameter Aristocrat Pear (tree number 2), and a 9-inch diameter English Walnut (tree number 3).



Tree Number 1: Pecan tree

The Pecan tree (tree number 1) is listed to be in good health and meets the City criteria to be considered as a “Heritage Tree”. However, due to the shallow roots that extend above the grade and the proposed improvements the tree would need to be removed. Therefore, the Arborist concluded that the extent of the encroachment, the shallow rooting, and its moderate resiliency to construction impacts on the tree, it is unlikely to survive.

The project is proposing to install various trees throughout the project. Therefore staff is not requiring payment into the Urban Forestry Fund in the amount of the trees appraised value (\$5,100.00).

Tree number 2 of the report (Callery Pear tree) is located in the right-of-way adjacent to Lot 5 and would be retained. This tree provides softening to the streetscape and compliments the existing residence located at 4693 Augustine Street. The arborist report lists the tree in good health and concludes that the impacts to the tree will be limited.

Tree number 3 of the report (English Walnut) is listed in poor health and the proposed project requires its removal for the construction of the access drive. The arborist report appraises the value of this tree as zero. Based on the arborist report, the tree would be removed.

Noise Study

A noise study was prepared by Charles M Salter Associates, Inc. for this project due to its close proximity (approximately 400 feet away) to the rail line serving both freight and passenger trains (Attachment 6). The noise study was required due to the rail traffic and train horn noise. The study provides comparison of the noise levels to the applicable City standards and recommends mitigation measures for the project to meet the City’s interior Day-Night Average Sound Level (DNL) goal of 45dBA and the interior single-event noise level goal of 50dBA.

The study indicates that the DNL can be met with no special mitigation measures being required. For the single event levels to be met, the study recommends Sound Transmission Class (STC) rated windows.

Staff’s concerns with regards to noise mitigation as recommended in the noise study focuses mainly on the increase of STC rating potentially requiring the use of unattractive bulky windows. Interior noise levels can be mitigated by additional measures, such as increased sound insulation in the walls of the structure. A condition of approval has been provided to allow flexibility for construction methods to meet the noise study recommendations.

Architecture/ Design

The proposed buildings are attractive and well executed with articulated forms and the varied use of materials and architectural detailing that enhances the designs. Trim elements include deep roof overhangs, wood post porches, and some divided light windows and doors. The homes have a “four-sided” architectural design where roof elements and other trim detailing wrap around the structure from the front elevation to the side elevation, etc. The proposed building design compliments the design quality exhibited by the existing homes, new and remodeled, facing Augustine Street.

The applicant intends to use brown-tones for the main color with colored accent trim/detailing.



Proposed Streetscape

Parking

The Pleasanton Municipal Code (PMC) requires two 10 feet by 20 feet parking spaces on-site for each dwelling unit with one space being a covered space. The applicant proposes to provide wood frame carports for the three existing units and garage parking is proposed for the new residences. The existing units will have one covered and one uncovered space where no covered parking is currently provided. The proposed dwelling units will be constructed with two-car garages.

Staff feels that the open design of the carport enables the structure to blend with the existing structures and provides a feeling of openness. Lots 3 and 4 provide attached garages at the front of the proposed residences. They are not visible from the public street of Augustine further enhancing the project design and layout.

Site Development Standards

In determining the future site development standards for this project, staff used the existing and proposed setbacks and FARs as proposed with the project for the main structure standards. For the standards of future accessory structures, staff reviewed the current RM-15 zoning requirements, the requirements for single family lots (R-1-65), and the individual parcel layouts. This evaluation resulted in lot specific standards being recommended by staff. An average FAR was used to determine the FAR for future development on the lots with small existing homes. Therefore, the lots with proposed FARs that exceeded the current RM-15 standard of 40 percent are not afforded additional FAR to accommodate future additions. Calculating the FAR is based on gross parcel size.

The height standards were determined by evaluating the proposed structures, the heights of the existing structures, and the heights of the surrounding homes which range in height from 14 feet to approximately 27 feet tall. Staff is recommending that the existing homes on Lots 1 and 5 be allowed to extend to 24 feet in height. The additional height for future development will allow the future property owner to design an attractive addition or new home, while still providing an acceptable transition in heights from the neighboring homes.

The resulting lot sizes, house sizes, and floor area ratios (FARs) are as follows:

Table 2.1

Lot	Lot size	house size	covered parking ¹	FAR
1 (Existing Home)	3,800	878	400	34%
2 (Existing Home)	3,640	1,844	255	58%
3	3,430	2,360	430	81%
4	3,150	1,965	430	76%
5 (Existing Home)	4,080	1,155	400	38%
6	4,320	1,630	430	48%
Avg. lot size, house size, and FAR	3,737	1,639	n/a	44%

¹ Covered parking is not counted in FAR calculation.

Table 2.2

Based on the application of the 44 percent FAR for future development within the PUD, the allowed additions are as follows:

Lot Size	Existing/Proposed Structures	FAR	PUD FAR limit (gross area)	Allowed Additions (Square-footage)	RM-15 FAR limit	RM-15 Max. house size
Lot 1						
3,800	878	34%	44%	394	40%	1,520
Lot 2						
3,640	1,844	58%	58%	0	40%	1,456
Lot 3						
3,430	2,360	81%	81%	0	40%	1,372
Lot 4						
3,150	1,965	76%	76%	0	40%	1,260
Lot 5						
4,080	1,155	38%	44%	240	40%	1,632
Lot 6						
4,320	1,630	48%	48%	0	40%	1,728
Existing Lot Data						
22,500	3,877	17%	n/a	3,828	40%	9,000

Table 2.3 summarizes the existing and proposed building setbacks. Lot 6 has a triple street frontage configuration. The configuration of Lot 6 restricts the ability for accessory structures to be constructed where they would not be a vehicle line-of-sight hazard or a fire hazard, therefore staff is recommending that no Class I structures be allowed on this lot.

Table 2.3

Standards***	Existing	Resulting/ Proposed*	Future Development	
			Main Structure	Class I Accessory Structures**
Lot 1 (Existing Home)				
Front	19'	19'	19'	20'
Right side	25'	15'	15'	11'
Left side	5'	5'	5'	3'
Rear	87'	25'	25'	5'
Height	17'	17'	24'	15'
Lot 2 (Existing Home)				
Front	110'	21'	20'	20'
Right side	5'	3'	3'	3'
Left side	5'	5'	5'	3'
Rear	5'	5'	5'	5'
Height	22'	22'	22'	15'
Lot 3				
Front	n/a	14'	14'	20'
Right side	n/a	5'	5'	3'
Left side	n/a	5'	5'	3'
Rear	n/a	17'	17'	5'
Height	n/a	25'	25'	15'

Lot 4				
Front	n/a	5'	5'	20'
Right side	n/a	5'	5'	3'
Left side	n/a	6'	6'	3'
Rear	n/a	19'	19'	5'
Height	n/a	24' 8"	24' 8"	15'
Lot 5 (Existing Home)				
Front	15'	15'	15'	20'
Right side	5'	5'	5'	3'
Left side	69'	25'	25'	3'
Rear	75'	5'	5'	5'
Height	17'	17'	24'	15'
Lot 6				
Front	n/a	10'	10'	not allowed
Right side	n/a	5'	5'	not allowed
Left side	n/a	15'	15'	not allowed
Rear	n/a	33'	33'	not allowed
Height	n/a	25'	25'	15'

* Lot 2 main structure setbacks are measured from the new attached carport.

** Accessory structure setbacks are measured from the property lines. Class II structures follow the RM-15 standards.

*** Heights are measured from the lowest finished grade to the highest ridge point, including all chimney projections.

Fencing

The proposed fencing is standard six-foot tall perimeter solid fencing and 30-inch tall front yard solid fencing. Lot 6 creates special fencing requirements due to the triple street frontage, the location of the required fire hydrant, and the garage access at the rear of the property. Staff feels that the fencing plan for this lot adequately protects private open space without impacting access to the fire hydrant or vehicle line-of-sight.

Landscaping

The proposed landscaping for each lot will soften the streetscape. The landscape plan replaces the removed Pecan tree with a Crepe Myrtle tree, adding Fall and Spring color into the development. The landscaping scheme blends within the development layout and provides hardscape elements such as stamped concrete walkways that compliment the project and the neighborhood. The landscaping will be installed by the developer, but would be maintained by the individual property owners.

Signage

Fire and Police Department are requesting that the development install address signage along the Augustine frontage for all six lots. Signage for such a development is important to enable life and fire safety response teams to locate a specific unit within a clustered development quickly. Staff has included as a condition of approval requiring the applicant submit a sign design proposal to the Planning Division for staff level review and approval.

Stormwater

Though this project is located on an in-fill site, it is still subject to the Regional Water Quality Control requirements. The applicant has prepared a drainage plan to address the retention and treatment of stormwater on-site to meet the National Pollutant Discharge Elimination System (NPDES), a provision of the Clean Water Act, requirements. The stormwater control plan provides infiltration planters, bio swales, and the installation of splash boxes for rainwater leaders. The stormwater control plan is not attached to this report, but is available for public viewing at the Planning Division counter.

Green Building

The proposed project is subject to the Green Building ordinance. As proposed the project is striving to achieve 105 green building points for the three new dwelling units.

The applicant has incorporated practical features into the design of the units on both a whole design approach and an individual occupant/user level. The new structures will also be “solar ready” to future provide opportunity for energy conservation in the future. Staff has included a condition of approval addressing Green Building and “Solar Ready” requirements.

Permitted and Conditional Uses

Given the use of the parcels as single family homes, staff is subjecting the proposed PUD to the permitted and conditional uses of the R-1 (One-Family Residential) Districts as outlined in the Pleasanton Municipal Code (P.M.C. §18.32).

PUBLIC NOTICE AND COMMENT

Notice of the proposed project was mailed to the surrounding property owners and tenants within 1,000 feet of the subject properties. As of the writing of this staff report, staff has received a letter from the Pleasanton Heritage Association (PHA) noting their suggestions for the project (Attachment 4).

Staff received additional comments from:

- Laurie Nipper (tenant at 4676 Augustine Street),
- Doreen Culp (owner of 4770 and 4774 Harrison Street),
- Mr. and Mrs. Cintrone (residents of 4731 Augustine Street),
- Mr. and Mrs. Reding (residents of 4767 Harrison Street), and
- Anne Bormae Reinheart for Raymond Bormae (owner of 4676 Augustine Street).

Their comments are as follows:

The Pleasanton Heritage Association (PHA), provided comments regarding the proposed project on May 27, 2008 (Attachment 4). The PHA suggested that the applicant use

quality material whenever possible and notably on the street fronts, to consider the use of true-divided-light windows instead of the proposed windows, to provide garages for all units in place of the proposed carports, provide increased landscaping area wherever possible, and that they work with the City to retain the existing trees. The PHA also offered support for the project embracing the character of the neighborhood, the designs of the new homes maintaining a traditional look, the proposed color palate, the proposal for single-family homes in this neighborhood, and the choice of architecture.

The comments from the owners and residents were generally in favor of the proposed project and the retention of the existing homes. The owner of 4676 Augustine Street indicated that they would like to develop in the future as well and wanted to verify that sewer capacity would be available. There was only one comment received in objection to the project. The tenant of 4676 Augustine Street expressed concerns in regards to the existing parking and traffic problems for the neighborhood, the likelihood that the garages will be used for storage and not parking, the unsightly overhead wires, and increased noise.

FINDINGS

The Pleasanton Municipal Code sets forth the purposes of the Planned Unit Development District and the considerations to be addressed in reviewing a PUD development plan proposal. The Planning Commission must find that the proposed PUD development plan conforms to the purposes of the PUD District, as listed below, before making its recommendation to the City Council.

1. The proposed development is in the best interest of the public health, safety, and general welfare.

The proposed development, as conditioned, meets all applicable City standards concerning public health, safety, and welfare including vehicle access, geologic and flood hazards. The proposed development involves the construction of three new residences, a private access drive, and related project improvements, such as: adequate storm drain, sanitary sewer, water service, and utilities sufficient to serve the development. Public street access is provided to all structures for police, fire, and other emergency response vehicles. This finding can therefore be made.

2. The proposed development is consistent with the Pleasanton General Plan.

The proposed project's land use conforms to the "High Density Residential" land use designation for the project site. The General Plan defines High Density Residential as greater than eight dwelling units per acre. The proposed project, with six units on approximately .51 acres, conforms to this designation. The project site is located in the Downtown Specific Plan area and does conform to all programs and policies outlined in the Downtown Specific Plan. This finding can therefore be made.

- 3. The proposed development is compatible with previously developed properties in the vicinity and the natural topographic features of the site.***

The proposed development is compatible with surrounding developments. The retention of the existing homes will help to limit the change in the current streetscape. The site is generally flat, thus grading will be limited. Approval of the PUD will, therefore, not alter the physical characteristics of the site. This finding can therefore be made.

- 4. The grading takes into account environmental characteristics and is designed in keeping with the best engineering practices to avoid erosion, slides, or flooding to have as minimal an effect upon the environment as possible.***

The subject site is flat and has a general slope of $\leq 0.5\%$, limited grading is proposed at this time, and staff does not foresee the need for any substantial grading in the future. Staff believes this finding can be made.

- 5. Streets and buildings have been designed and located to complement the natural terrain and landscape.***

The project site is maintaining the current structures and access. As an urban site, there is little natural terrain in the vicinity. The site design complements the vibrant, pedestrian-oriented neighborhood. Staff believes this finding can therefore be made.

- 6. Adequate public safety measures have been incorporated into the design of the plan.***

The project is consistent with City safety standards. As designed and conditioned, the project will install a fire hydrant at the back corner of Lot 6 and all new structures will contain fire suppression systems as required by the Fire Department. The project will be required to comply with all building and fire code requirements. Staff, therefore, believes that the project has been designed and conditioned to incorporate adequate public safety measures. This finding can be made.

- 7. The plan conforms to the purposes of the PUD District.***

One of the purposes of the PUD District is to allow flexibility for projects that would otherwise not meet the standards of the underlying zoning district. The proposed PUD conforms to the policies and programs of both the General Plan and the Downtown Specific Plan. It provides a high-density, single-family housing alternative that is consistent with the fabric of the surrounding area. Staff believes that this finding can therefore be made.

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Class 32, Section 15332(a-e). Therefore, no environmental document accompanies this report.

CONCLUSION

Staff believes that, as conditioned, the proposed PUD is in keeping with the themes, policies, and requirements of the General Plan, the Downtown Specific Plan, and the surrounding area. The proposed development obtains the balance required of an infill lot: provision of high-density, single-family housing that incorporates the design and development standards of the surrounding area while respecting the concerns of, and minimizing the impacts on, nearby residents. The development of this PUD would be carried out in a manner that blends-in and preserves the unique make-up of the surrounding area. Staff believes that the proposed project merits a favorable recommendation from the Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

1. Make the finding that the proposed PUD development plan is covered by the California Environmental Quality Act (CEQA) Class 32, Section 15332(a-e);
2. Find that the proposed PUD development plan is consistent with the General Plan and the purposes of the PUD Ordinance;
3. Make the PUD findings as listed in this staff report; and
4. Adopt a resolution recommending approval of Case PUD-72, subject to the development plan as shown in Exhibit A and the conditions of approval listed in Exhibit B, and forward to the to the City Council for action.

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