

SUBJECT: PDR-623, Adams House

**APPLICANT/
OWNER:** Scott and Shelly Adams

PURPOSE: Application for design review approval to:

- 1) demolish an existing one-story single-family home; and,
- 2) construct a new two-story single-family home with 8,325 square feet of living area, 2,215 square feet of attached garage area, an attached 8,476-square-foot indoor tennis court, and miscellaneous site and landscape improvements on a 58,703-square-foot site.

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

ZONING: PUD-LDR (Planned Unit Development – Low Density Residential) District.

LOCATION: 2751 Crellin Road in the Foxbrough Estates development.

ATTACHMENTS:

1. Location Map.
2. Exhibit "A", dated "Received March 5, 2008", including:
 - Building and Site – "*Revised Site Plan*", "*Revised Site Plan w/Old Superimposed*", "*Revised Site Plan w/Existing Superimposed*", "*Existing Site Plan and Floor Plan*", "*First Floor Plan*", "*Second Floor Plan*", "*Roof Plan*", "*Exterior Elevations Main Building*", "*Exterior Elevations Tennis Building*", "*Composite Tennis Building Elevation and Section*", and "*Material/Color Samples*";
 - Engineering – "*Grading and Drainage Plans*"; and,
 - Landscaping – "*Hardscape Plan*", "*Dimensioning Plan*", "*Tree Plan*", "*Planting Plan*", "*Planting Notes and Legend*", "*Lighting Plan*", and "*Details*" and "*Elevations*";
 - Green Point – "*Green Point Program*".
3. Exhibit "B", Draft Conditions of Approval, dated March 12, 2008.
4. Planning Commission Work Session staff report for PDR-623, dated January 9, 2008.
5. Minutes of the January 9th Planning Commission Work Session meeting.

6. Table VIII-3, Land Use Compatibility for Community Noise Environment, from the Pleasanton General Plan.
 7. Pleasanton Municipal Code Chapter 9.04, Noise Regulations
 8. Green Point Comments for the Adams Residence, prepared by Natalie Amos, dated June 27, 2007.
 9. Tree Survey, 2751 Crellin Road, Pleasanton, CA, dated April 5, 2007, prepared for Scott Adams by Timothy C. Ghirardelli, and updated on March 5, 2008.
 10. Public Comments.
 11. Visual Analyses.
 12. Minutes of the January 14, 2004 Planning Commission hearing for 325 Ray Street.
 13. Elevations of 325 Ray Street Commercial Office Building
 14. City Council Ordinance 1076 PUD development plan and conditions of approval.
 15. Large color samples – to be delivered to the Planning Commission hearing.
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I. BACKGROUND

Background Summary

The subject property is a 1.35-acre site in the Foxbrough Estates development. Foxbrough Estates is covered by two PUD approvals – PUD-82-16 and PUD-82-16-1M – that combined, created a 48-lot custom home development on 42 acres of land.

The applicants, Scott and Shelly Adams, propose to demolish the existing house and accessory building on the site and to replace them with their new home. Their proposal will increase the total building area on this site from 3,705 square feet to 16,801 square feet and will increase the floor area ratio from 6.3 percent to 28.6 percent.

The home has undergone extensive, detailed review along with considerable neighborhood outreach over the past year. Based upon the neighbors' comments, the applicants modified their plans and presented their revised project to the Planning Commission at a public work session held on January 9, 2008. Several neighbors were present at the work session and commented on the proposal.

The Planning Commission expressed support for the proposal and provided comments regarding the design, layout, height, architecture, as well as other areas. They requested clarification regarding the solar design and location suggesting that the applicants return to the Planning Commission next for consideration and action.

Factors Affecting the Development of the Site

A summary of the factors affecting the design and construction of the house on this site follow:

- Development standards for the site reference the standards of the R-1-20,000 (One-Family Residential) district.
- The PUD development plan for the Foxbrough development requires the homes to be located in designated building envelopes. This site, however, is only subject to the minimum setbacks of the R-1-20,000 District.
- Several large heritage size trees are located on the site's west (front) and north sides. Neighboring owners (Wat/Randall) have requested the preservation of these trees to visually screen and buffer the mass of the proposed house.
- The site is an infill property surrounded on all sides by existing single-family homes on lots with grade elevations above and below the grade elevation of the subject property. The location and grade elevation of the site relative to surrounding properties raises concerns related to the impacts to adjoining neighbors' views and privacy as well as impacts to the Adams privacy. Foxbrough Estates was not, however, developed providing view shed easements.

Review Process

Unlike the majority of the City's custom home developments that require a formal City-administered design review and approval process, the home designs in this development are exempted from the typical design review process. This is due to the original Foxbrough PUD approval occurring whereby the City maintained a design review board for such matters. Since the board ceased to exist, other projects have been processed as staff level design review. Given the scope of this proposal and the degree of neighbor sensitivity with the proposed development staff requested the applicants submit a formal design review application administered by the Planning Department with public notices.

The project returns to the Planning Commission for consideration and action having further investigated the issues brought forward at the January 9, 2008 workshop, and now presents clarifications of information requested through the workshop process.

II. SUBJECT PROPERTY

The site was graded predominantly flat for the existing house and yards. The elevation varies from 555 feet to 557 feet. The site then slopes down to an elevation of 540 feet to 545 feet at Gray Fox Circle, an elevation of 545 feet to 555 feet at Crellin Road. The grade elevation at the north property line varies from 547 feet to 555 feet.

Figure 1, on the following page, is an aerial photograph/location map of the site and surrounding area.

Figure 1: Aerial Photograph/Location Map of the Site and Surrounding Properties



III. PROJECT DESCRIPTION

Building Design

The applicants, Scott and Shelly Adams, propose to demolish the existing vacant house and accessory buildings on the site and replace them with their new home.

The applicants' proposal includes the following:

- Approximately 8,325 square feet of building floor area; 2,215 square feet of garage area; and an attached 8,476-square-foot indoor tennis court. The proposed project would total 19,016 square feet. The proposed project would result in an 16,801 square feet with a floor area ratio of 28.6 percent. The Foxbrough Estates development does not include the garage floor area in the floor area ratio calculation.
- The proposed garage would provide onsite parking for four vehicles designed as an attached three-car and a single car structure. The corner area of the garage would be used for general storage, recreation equipment, etc. Two guest parking spaces would be provided off the driveway apron. Additional guest parking would be provided in the driveway area in front of the garages.
- The driveway would be not gated. As discussed further, the applicant requests the ability to gate the driveway in conformance to City standards at a later time.

- The proposed building height for the primary residence/living area and the tennis court would be 30 feet measured from the lowest to highest points. The actual building heights vary for the structure's one and two-story roof articulation.
- The project has been designed to meet the Green Building Ordinance for new residential construction and exceeds the minimum number of 'LEED' points. Landscaping will feature drought-tolerant plant species to reduce water consumption and incorporate several existing trees. A recessed roof well on top of the tennis court structure will include roof-mounted photovoltaic panels to reduce the home's electricity demand. The applicant requests the ability to place the panels in the yard area to the east of the building if that location provides the optimal sun exposure.
- One of the applicants would conduct a home-based business from the home, which would be allowed per the Pleasanton Municipal Code with an "Application To Conduct A Business In Your Home" and a business license.
- The site will require only minimal grading. Cut and fill areas will be treated with retaining walls designed to match the appearance of the home.

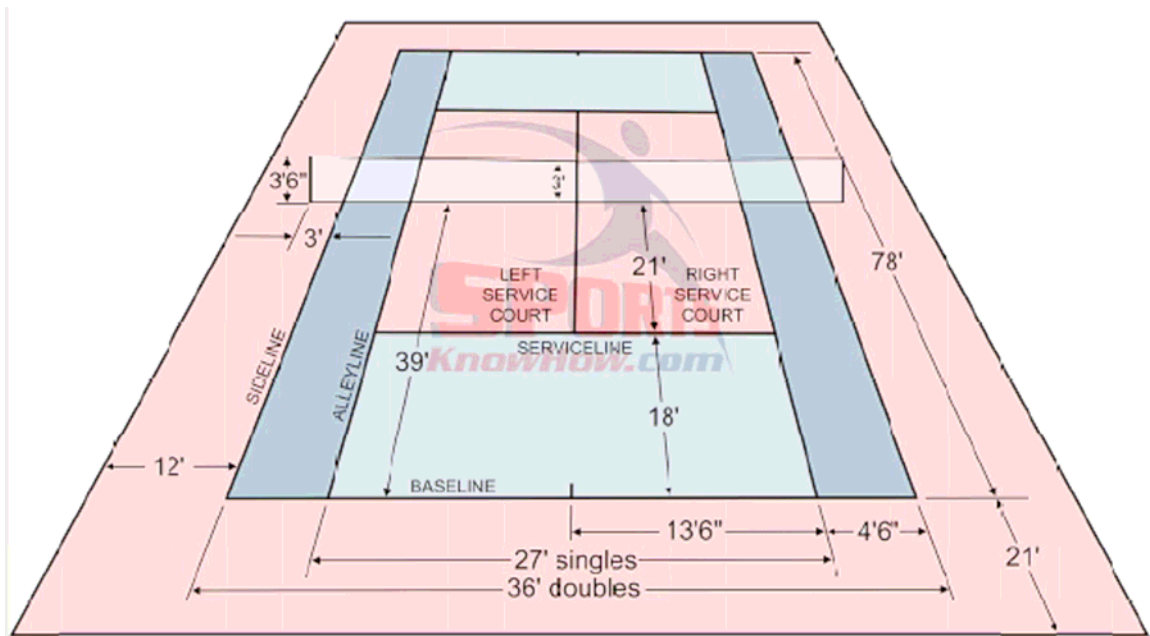
The proposed building design follows a "ranch hacienda" style. Colors and Building materials would include cream-colored stucco walls and burnt orange concrete roof tiles. A 4/12-roof pitch would be used to reduce the roof profile and minimize the overall building height. Garage doors, entry doors, windows, eave/gutters, and wood trim would be painted dark beige. The material/color board will be presented to the Planning Commission at the public meeting.

The floor plans also provide for an office. This will be the primary office for Scott Adams to work and not require a commute to an office. The proposed use of a home office is in this case an exempt home occupation which will require application for a home occupation permit. A condition of approval has been provided in Exhibit 'B'. The applicant will be required to submit an application for the home occupation permit and obtain a business license at the time of occupancy of the home.

Tennis Court Design

The building enclosing the tennis court is designed for a 36-foot wide by 78-foot long regulation tennis court configured for singles and doubles play. Its interior height would vary from 21 to 23 feet at the "net line" in order to accommodate the building's structural system. Its exterior height would maintain 30 feet. Figure 2, below, is an illustration from "Sports KnowHow.Com" illustrating the dimensions of a regulation-size tennis court. A discussion of the design of an enclosed tennis court is in the attached Work Session Staff Report.

Figure 2: Dimensions of a Regulation Tennis Court for Single and Doubles



The applicants proposed the enclosed tennis court for the following reasons:

- The family, as described by Scott Adams at the January 9th workshop, is susceptible to skin cancer due to sun exposure. Building an indoor court will reduce the likelihood of skin cancer from extended sun exposure.
- The applicants want to mitigate the potential disruption to their future neighbors from an outdoor court. The City is currently evaluating whether or not sports courts should be allowed within the City of Pleasanton due to nuisance complaint received due to sound impacts to neighbors. The applicant has indicated a desire to mitigate these concerns thereby constructing an indoor court. Refer to page 11 for additional information regarding noise, noise levels and readings taken.
- Tennis is one of the primary forms of sport or exercise that the applicant takes part in to maintain fitness.

IV. PLANNING COMMISSION WORK SESSION

The Planning Commission reviewed the proposal at its work session held on January 9, 2008. The applicants, Scott and Shelly Adams, and their consultant, Terry Townsend, were present to speak on the proposal and to answer questions. Public comments were received from Becky Randall (1038 Gray Fox Circle), Chris Beratlis, Dave Allen (5 Gray Eagle Court), Norman and Kathleen Wat (1086 Gray Fox Circle), and Teri Bush (1070 Gray Fox Circle). The work session staff report and the minutes of the meeting are attached.

A summary of the public comments follows:

- The proposed home is beautifully designed.

- The applicants and their consultants have addressed the neighbors' concerns regarding the size of their home and its closeness to neighboring homes and properties and have modified the plans and made concessions.
- The project should maintain the open fence design of the neighborhood and delete the solid walls facing Gray Fox Circle and Crellin Road.
- The applicants should supplement the view analyses shown at the work session with additional views from neighbors' homes and properties.
- The applicants should clarify landscape details and add additional landscaping to screen the proposed house from view while at the same time not blocking the view sheds of from adjoining homes. The landscaping should not include invasive species that would encroach upon neighbors' properties.
- The applicants should minimize construction impacts by limiting construction days and hours and by having construction trucks and equipment only park on site and not on any public streets.
- Provide copies of the elevations of the 325 Ray Street Commercial Office Building and the minutes of the Planning Commission meeting.

The Planning Commission supported the revised proposal and provided its direction on the visual analyses, fencing, noise, etc. The detailed discussion of the Commission's and neighbors comments is covered in the following sections and subsections of the staff report. The plans and minutes for Ray Street building, a commercial official development are attached.

V. DISCUSSION

View Analyses

Planning Commission Comment

Update the view analyses with views from the neighbors who spoke at the work session. Ensure that the correct focal length lens is used for the analyses.

View Analyses

The view analyses now provide views of the proposed home from six viewpoints – looking southeast from Gray Fox Circle, looking south and southwest from adjoining properties, looking northwest from adjoining property, and looking northeast from Crellin Road. The viewpoints chosen for the simulations are representative of the public and private viewing locations. Given that these points of view reflect neighborhood concerns and are based upon the story poles, the visuals have not been peer reviewed.

The attached visual analyses includes an additional view from Gray Fox Circle – Figure 3 on the following page – taken with a 50 mm. lens and an additional view from Crellin Road – Figure 4 on the following page – based on a composite of separate 50 mm. photographs.

Figure 3: Interior View from the Allen Residence to the south of the Adams site uphill from the proposed project site



Figure 4: View from the Wat Residence at the north side of the Adams Site looking south. The Randall property is to the left of this photograph.



Building Design

Planning Commission Comment

The Planning Commission generally felt that the building was well-designed with excellent architecture and detailing. The Planning Commission commented that the west elevation facing Gray Fox Circle would benefit from added detailing to reduce its visual massing, that four-inch by four-inch square “paint chips” should be presented to the Planning Commission, and that the east elevation of the dwelling/tennis court buildings should be combined onto a single sheet instead – it was previously split onto two sheets as two views – to clarify the overall elevation. These items are discussed in the following analysis.

Building Design

The applicants directed the overall design and detailing of their proposed home towards mitigating the visual issues of its size and mass. Building heights and facades are significantly articulated and varied. Wall facades are richly detailed and textured with stone, wood columns and railings, and wood door and window trim. Trim elements include three-foot roof overhangs, stone-based columns and wainscots, decorative metal chimney caps, and divided light windows. Gabled roof elements, trim detailing, and window/door detailing are continued from the front elevation to the side and rear building elevations. In staff’s opinion, the applicant has achieved a “four-sided” architectural design concept for the proposed structure.

Staff studied the building’s west elevation and the visual analyses of this elevation and believes that it features a significant level of design detailing and architectural features to offset its mass. The proposed landscape palette would serve to further buffer these views of the proposed house.

The applicants combined the east elevation drawings of the dwelling portion and the tennis court portion of the proposed building onto a single sheet Sheet #8, “*Composite Tennis Building Elevation and Section*”, of the project plan set. Sheet #8 also includes a section of the tennis court building showing the roof well with the photovoltaic panels installed beneath the horizontal plan established by edge of the perimeter parapet wall of the well. Staff conditioned the installation of non-reflective panels.

Four-inch by four-inch square “paint chips” of the building colors will be presented to the Planning Commission at the public hearing.

Site Design and Development Standards

Planning Commission Work Session

The Planning Commission supported the applicants’ location of the proposed home on the site. Based upon neighbor comments, the Commission suggested the applicants delete the screen wall screening the garage/parking area from Gray Fox Circle and Crellin Road and substituting landscaping in lieu of the wall to screen the parking area. The Planning Commission also requested staff discuss in this staff report the maximum building height that would be allowed for the tennis building if it was separated from the main dwelling. These items are discussed in the following analysis.

Site Design and Development Standards

The single-family homes of the Foxbrough Estates PUD development plan are governed by the development standards of the R-1-20,000 (One-Family Residential) District. Figure 4, below, compares the proposed development standards to the R-1-20,000 development standards required by the PUD development plan.

Figure 4: Comparison of the Proposed Development Standards to the R-1-20,000 Development Standards of the Foxbrough Estates Development

	Requirement	Proposal
Front Yard Setback:	25 feet	Garage – 80 feet Dwelling – 83 feet
Northwest and Northeast Side Yard Setback:	5 feet on one side with both sides totaling 30 feet	Dwelling – 30 feet to 45 feet from the northwest property line Tennis Court – 64 feet to 55 feet from the northeast property line
South Side Yard Setback:	5 feet on one side with both sides totaling 30 feet	Tennis Court – 15 feet to 50 feet Garage – 34 feet
Rear Yard Setback:	25 feet	135 feet
Maximum Building Height	30 feet for a two-story house. Note: Building height for the City’s conventional zoning districts is measured from the midpoint of the grade beneath the structure to the midpoint of the structure’s sloped roof.	30 feet measured from grade to the ridge
Floor Area Ratio	30% of 58,806 square feet (1.35-acres) totaling 17,641.8 square feet. Note: The garage floor area is exempt from the floor area calculation.	28.6% for 16,801 square feet of building floor area for the dwelling (8,325 square feet) and the indoor tennis court (8,476 square feet). The R-1-20,000 exempts the entire garage floor area of 2,215 square feet from the floor area ratio calculation.

The applicants proposed the location and siting of the dwelling, tennis court, and garage to minimize the impacts of their home on the site and to the adjoining neighbors. For example:

- The garage, driveway, and guest parking areas and the impacts of these areas face Gray Fox Circle and Crellin Road, which are public streets. Gray Fox Circle and Crellin Road provide the only public street access to the Foxbrough Estates and Gray Eagle Estates developments, respectively.
- The location of the dwelling and the tennis court would result in the loss of four trees facing the northwest property line, one tree facing the northeast property line, and 27 more trees of various species and size. Note that staff counted two multiple-trunk tree clusters as one tree each.
- Approximately 25 miscellaneous trees along the southern property line – facing adjoining neighbors – will be preserved and incorporated into the site’s land-

scape program thereby helping to buffer the appearance of the home. These trees would be augmented by the new trees to be planted with the development.

The proposed building location respects the adjoining neighbors and serves to mitigate the impact of the building massing on the neighbors. However, moving the proposed home closer to Gray Fox Circle and Crellin Road would increase its visibility to these public streets.

The attached visual analyses illustrates the visibility of the home and garage/parking area to Grey Fox Circle and Crellin Road would be buffered by the existing landscaping to remain augmented by new landscaping that will be installed by the applicant. Staff also conducted a drive-through survey of the adjoining neighborhoods and noted a variety of building setbacks and front-yard landscape treatments varying the visibility of these homes to Grey Fox Circle and Crellin Road. Hence, staff believes that the visual effect of the Adams home to Grey Fox Circle and Crellin Road would be comparable to the variety of street views in the nearby neighborhoods.

Height of a Detached Accessory Structure in Building Setback Area

What would the maximum height be for a detached accessory structure located entirely within the site’s building envelope area defined for this parcel by the building setback standards? To answer this question, the Planning Commission directed staff to re-search the question and to return with its answer in this staff report.

The excerpts of the Pleasanton Municipal Code that staff considers applicable follow:

- Section 18.84.160 A., Accessory Structures – Locations And Yards:
 “In an R district, class I and class II accessory structures may be located in a required rear yard or a required interior side yard within thirty-five feet (35’ 0”) of the rear lot line, provided that the distances to lot lines shall not be less than prescribed in Table 18.84.010 of this chapter.....” Figure 5, below, is an excerpt from Table 18.84.010 listing the development standards for detached accessory structures. This table does not list the development standards for second units which are different.

Figure 5: Development Standards for Detached Accessory Comparison of the City’s Standard Zoning Districts

	Minimum Lot Area	Minimum Rear Yard Setback	Minimum Side Yard Setback	Maximum Height
R-1-6,500	6,500 sq. ft.	5 feet	3 feet	15 feet
R-1-7,500	7,500 sq. ft.	5 feet	3 feet	15 feet
R-1-8,500	8,500 sq. ft.	5 feet	3 feet	15 feet
R-1-10,000	10,000 sq. ft	5 feet	3 feet	15 feet
R-1-20,000	20,000 sq. ft	5 feet	3 feet	15 feet
R-1-40,000	40,000 sq. ft	30 feet	30 feet	15 feet

- Section 18.84.160 B., Accessory Structures – Locations And Yards:
“An accessory structure located not closer to the property line than the distance required for a main structure on the same site may adjoin or may be separated from a main structure, provided that if directly opposite walls in either structure have a main entrance to a dwelling unit or a window opening into a habitable room, the space between the structures shall be as prescribed in section 18.84.100 of this chapter.”
- Section 18.84.100 A., Yards And Courts Related To Height Of A Structure:
“.....Accessory structures exceeding fifteen feet (15’ 0”) in height shall be separated by a distance of at least twenty feet (20’ 0”) from any structure greater than fifteen feet (15’ 0”) in height.....

For the majority of the single-family properties in the City, a detached accessory structure will be in the rear yard – typically 20 feet to 25 feet deep – due to the constraints of property size, other structures such as swimming pools, topography, trees, etc. Because the Municipal Code allows an accessory structure in the required rear yard, the Municipal Code will limit its height to 15 feet in order to reduce the potential impact to an adjoining neighbor. Note that any accessory structure over a 10-foot height will be subject to Administrative Design Review administered by the Planning Department.

The Pleasanton Municipal Code is detailed on the construction of Class I and Class II accessory structures in required rear and side yards. However, for accessory structures in the building envelope area, the Code is less clear and, therefore, must be interpreted. Staff believes that the following sections of the Municipal Code on accessory structures would be applicable here.

- Based on Section 18.84.100 A., a detached accessory structure in the building envelope area could be constructed to the maximum height of the main structure if it meets or exceeds the minimum building setbacks for the main structure. Staff based this interpretation on the fact that the Municipal Code limits defines a maximum height for accessory structures in required rear yards but not in the building envelope, and sets forth a separation standard from the main structure if the accessory structure is over 15 feet in height. By being silent, the Municipal Code would then defer to the maximum height allowed for the main structure.
- As required by Section 18.84.100 A., the detached accessory structure would have to be separated from the main structure by a minimum, 20-foot distance.
- Staff notes that two-story detached garage/carriage units have been allowed in the Downtown area with design review and variance approvals, and for several residential developments in the Vineyard Avenue Corridor area with PUD development plans.

The proposed tennis court building is 30 feet tall and entirely within the required building envelope area for this site. If the tennis court section was separated from the dwelling, staff believes, based upon the previous discussion, it could still maintain the 30-foot height if it meets the minimum required setbacks defined for this site by the R-1-20,000

District referenced by the PUD development plan and the minimum building-to-building separation required by the Municipal Code.

Staff, however, believes that this discussion for this proposal, while important, may be moot and should not delay the Planning Commission's action on this application. Staff posed the question of separating the dwelling and tennis court to the Planning Commission at its work session, and the Commission replied that the dwelling and tennis court sections should not be separated so as not to increase the building's impact to neighbors.

Staff notes that moving the tennis court further to the east, where the site narrows in width, would:

- potentially increase its visibility to the Allen property adjoining the south property line;
- potentially increase its visibility to the Randall and Bush properties adjoining the north property line due to the narrowing shape of the project site; and,
- potentially result in the removal of some existing trees that, with the dwelling and tennis court buildings combined as a single structure, would be located between the tennis court and the north property line.

Staff, therefore, recommends keeping the proposed building as a single, combined structure.

Noise Evaluation – Tennis Court

Planning Commission Comment

The Planning Commission requested staff determine the probable outdoor noise levels of a tennis game in the tennis court building, and to verify the means to soundproof the tennis building from neighboring homes. Neighbors have requested a condition be applied to the proposal requiring the doors to the tennis court building remain closed during games.

Noise Evaluation

The primary noise components of a tennis court are the “smack” from a struck tennis ball and players voices compounded, at times, by the echo of a potentially reverberant interior space. On a quiet residential evening such noises, if left untreated, i.e., for an open tennis court, could be considered to be obtrusive and, therefore, unacceptable.

On January 29th, staff measured the noise levels at the ClubSport indoor tennis courts. These courts are in a large, reverberant open space – hard floor, walls, and ceiling surfaces – with no special interior sound treatments. The court area is divided in two sections with each section having five regulation-size courts configured for single or doubles games. Pitching machines are also provided for single-player use.

Seven people were actively playing at the time the measurements were taken. Staff conducted four measurements from different locations in ClubSport with the City's

sound meter configured for an “A-weighted sound curve”. The Pleasanton General Plan states that, “the ‘A-weighted sound curve’ correlates with the way the human ear ‘hears’ sound being more sensitive toward the mid-frequency range and less sensitive towards low- and high-frequencies.” The sound measurements are listed on the following table. No measurements were taken of the indoor sound levels. The staff-measured sound levels are listed in Figure 6, below, are the “Sound Levels for ClubSport Indoor Courts”.

Figure 6: Sound Levels for ClubSport Indoor Courts

Reading	Location	Sound Level
1.	On the corridor side of a ¼-inch thick, plate-glass window facing the tennis courts, with the sound meter held 6- to 7-inches from a ¼ - inch thick glass pane. Relatively minor ambient noise from a ceiling ventilation register indirectly behind staff near the opposite wall from the glass barrier.	50.8 dBA to 51.2 dBA
2.	On the corridor side of a glass window facing the tennis courts, with the sound meter held 8-feet from the ¼ - inch thick glass pane. Relatively minor ambient noise from a ceiling ventilation register directly behind staff near the opposite wall from the glass barrier.	46.2 dBA to 48.4 dBA
3.	On the corridor side of a wall facing the tennis courts, with the sound meter held 6- to 7-inches from the wall surface. Relatively minor ambient noise from a ceiling ventilation register behind staff near the opposite wall from the glass barrier.	49.7 dBA to 50.5 dBA
4.	In a corridor perpendicular to the tennis courts, with the sound meter held 50 feet from the wall surface. Staff believes that these readings were influenced by the ambient sound levels of the corridor. Relatively moderate ambient noise from the ClubSport areas behind staff.	47.7 dBA to 49.4 dBA

Staff then measured that same day the ambient sound levels on the Adams property, facing the neighbors’ properties using the methodology described above. The readings were made at approximately 3:00 p.m., which staff considers the relative calmest time for a residential neighborhood. Ambient noise levels consisted of low to moderate wind gusts and a neighbor “hammering” on the roof of a nearby home. Figure 7, below and on the following page, are the “Ambient Sound Levels for the Adams Property”.

Figure 7: Ambient Sound Levels for the Adams Property

Reading	Location/Direction	Sound Level
1.	Facing southerly towards the Allen property approximately 25 feet from the property line. At its closest, the tennis court would be 14 to 16 feet lower than the Allen property and would be buffered from Allen by trees.	47.7 dBA (calm) to 60.2 dBA (gust)

Reading	Location/Direction	Sound Level
2.	Facing easterly approximately 50 feet from the property line.	45.5 dBA (calm) to 48.3 dBA (calm)
3.	Facing southerly towards the Randall property approximately 25 feet from the property line. At its closest, the tennis would be 4 to 6 feet higher than the Randall property and would be partially buffered from Randall by trees.	51.2 dBA (calm) to 69.4 dBA (gust)

The Pleasanton General Plan – Table VIII-3, Land Use Compatibility for Community Noise Environment attached – considers an exterior noise level up to 60 dB L_{dn} as “normally acceptable” for residential properties. A noise level from 60 dB to 75 dB is considered “conditionally appropriate”. Section 9.04.030, Noise Limits – Residential Property, of the Pleasanton Municipal Code, prohibits a 60 dBA noise level outside the property line plane of a single-family property at any time.

Staff considers a “closed door” requirement for the tennis court building unnecessary for the following reasons:

- The highest noise levels for ClubSport were measured outside of a large reverberant space with walls of general construction having no special sound treatments opposite a ¼-inch thick single-pane window. Single-pane windows provide negligible noise attenuation. As shown in Figures 3 and 4, the worse-case noise level of the club sport tennis courts – standing behind a single glass pane, with seven (7) people playing, were well below the threshold of the Pleasanton General Plan. Readings indicated that ambient noise levels on the site due to natural conditions – wind gusts – would be above this threshold. Note that the greatest number of players on the Adams home court would be up to four players thus further reducing such dB levels from those taken at ClubSport.
- The noise of the ClubSport court games/players was muffled, detectable when standing close to the window overlooking the courts. As staff moved farther from the window and into the corridor, the noise became less pronounced, less detectable, with the ambient noise superseding the court noise.
- The walls for the tennis court building will be at least eight-inches thick in order to accommodate the building’s structural systems to maintain a clear, open span in conformance to seismic design standards. As reference, a four-inch exterior thick wall of standard construction will provide 15 dB of noise reduction. Also, the applicants will use spandrel windows – faux windows that are inoperable.

Staff anticipates that the exterior noise levels from the tennis court building that would be built with thicker exterior walls (2 x 8 stud walls with up to an R-30 insulation), doors, and possible sound deadening materials on ceilings and walls, etc., at the property lines would result in an overall reduction of dB than the readings indicate the levels could potentially be, would be less than the threshold standards of the Pleasanton General Plan, and may very well be less than ambient conditions.

Existing Trees

Planning Commission Comment

Update the tree report reflecting the revised building location.

Existing Trees

The updated tree report is attached. The site supports 49 trees including almond, California pepper, Chinese elm, coast redwood, cork oak, fruitless mulberry, incense cedar, Italian stone pine, Japanese black pine, olive, plum, and valley oak species of varying health and varying from 6-inches to 18 inches in diameter. Of these trees, 19 trees would be preserved including California pepper, Italian stone pine, incense cedar, and almond species, and 30 trees including Japanese black plum, olive, valley oak, and pine species would be removed. The applicants would plant additional trees to offsite the proposed tree removal.

Landscaping

The applicants have prepared and submitted a revised landscape plan, which is attached. It is being reviewed by the City's landscape architect in the context of the neighbors' concerns expressed at the work session.

The applicants invited the adjoining neighbors to provide their input into the plan's preparation. Bush, Randall, and Wat met with the applicants and their consultant on the site to meet their desires with regard to plant materials, sizes, spacing, etc. The Adams created an inclusive process to engage continuous communication resulting in the plan's preparation before the Planning Commission public hearing. The sizes, types, locations, etc., have been reviewed by the neighbors who have expressed support of the design to the Adams as well as their architect.

The applicants have requested a small number of decorative palm trees at the front entrance to the home, facing Gray Fox Circle, and in the courtyard area surrounding the pool. The City overall, has not encouraged the use of palm trees within the City, however, many neighborhoods do have them. They are not a prohibited tree. Staff believes there are several factors to warrant the applicants' request:

- There's no prohibition to palm trees in the Foxbrough Estates PUD approval and, based upon the photograph below, there is already a number of palm trees already on a Foxbrough Estates PUD area.
- The proposed palms for the Adams house are used as accent trees near the front entrance and the area surrounding the pool, but not as the dominant species to be planted on the site. The majority of the new trees to be planted will be native specimen trees.
- The maximum height of the proposed palm species is comparable to the proposed home.
- There are numerous residential and commercial developments throughout the City with palm trees.

- The palms are used as an accent to the architecture and are appropriate as located on the plans to enhance the overall landscape architecture.

Figure 8, the below, is a Foxbrough Estates home planted with several palm trees.

Figure 8: Foxbrough Estate Home w/Palm Trees



As conditioned by staff, all exterior lighting shall be directed downward and designed or shielded so as to not shine on neighboring properties and low luminosity accent lighting will be limited on the north and east sides of the site. A final lighting plan, including drawings and/or manufacturer's specification sheets showing the size and types light fixtures proposed for the exterior of the buildings, shall be subject to the review and approval of the Planning Director before the building permit.

The Planning Commission has also requested the applicant provide for 24" and 36" box specimen planting on the property to enhance the screening from the neighbors. The landscape plan provides for these sizes of materials to be used.

Fencing

Planning Commission Comment

Delete the walls facing Gray Fox Circle and Crellin Road and install an open style matching the predominant fence pattern of the Foxbrough area.

Fencing

The applicants would install a five-foot tall wrought-iron style fence along the property's entire perimeter except Gray Fox Circle and Crellin Road which would remain open. Solid walls are used on a relatively small planting enclosure facing Crellin Road which would be used to store landscape equipment and materials. Normally, property line fences are six feet in height. Staff, therefore, recommends a draft condition permitting up to a six-foot tall fence if desired by the applicants.

The driveway to the home would not be gated initially. The applicants request the ability to install gates at the existing pilasters that are set back 22 feet from the front property line, which is consistent with the fence development standards of the R-1-20,000 district stipulating a minimum 20-foot setback from the front property line. Staff, therefore, concurs with the applicants' request which is covered with a draft condition of approval covers this.

Grading, Drainage, and Urban Stormwater Runoff

Planning Commission Comment

Ensure that there is no runoff from the applicants' property onto adjoining neighbors' properties.

Grading, Drainage, and Urban Stormwater Runoff

A revised grading plan is attached. The proposed dwelling, garage, and tennis court structures would be located predominantly on the flat portions of the site to minimize new grading. The driveway apron would be located over the existing apron's location. The proposed grading to be done with this development would "fill" a portion of the northwest side of the site by approximately two to three feet and would "cut" into a portion of the existing slope bank along the south side of the property by approximately seven to eight feet. Retaining walls would be treated with a stone material to blend with the site.

The applicant would install a series of bio-retention swales to pretreat the storm water runoff before entering the site's existing drainage areas and/or the City's storm system. Stormwater runoff from the structure and from the driveway/parking areas will be conveyed to the swales. A concrete "V"-ditch is placed along the northerly project boundary to intercept stormwater runoff from the site onto neighboring properties.

Staff anticipates the runoff from landscape irrigation would negligible based upon the applicant's use of low-water requiring planting. For example, the applicants propose artificial turf, a green building measure, to significantly reduce the landscape irrigation water required for this development. This would be the first use of such a large area of artificial turf on a large residential. For this reason, it would be subject to further review at the building permit stage to ensure that the material used would not increase the site runoff beyond the amount that the site's drainage systems can handle. The development's storm water runoff measures will be reviewed in detail with the building permit plans for review and approval by the City Engineer.

Green Building Measures

Planning Commission Comment

The Planning Commission appreciated the applicants' statement that up to 199 Green Points would be achieved.

Green Building Measures

The attached staff analysis indicates 154 points for the proposed home, which exceeds the City's minimum of 50 points and 10 points for each green point category – Resources, Energy, and IAQ/Health. Staff believes that additional green points can be achieved once the applicants prepare their building permit plans and submit these plans for City review. For example, the proposed measures such as photovoltaic panels, artificial turf, etc., would be proposed in detail by the applicants and then analyzed by staff. Staff, therefore, considers 199 green points achievable and has conditioned the project to achieve 200 green points as a goal with the 150 green points as a minimum. The green building program for this house will be verified by staff with the building permit.

Construction Hours and Impacts

Planning Commission Comment

Limit construction hours, minimize construction impacts on neighbors, and investigate the feasibility of prohibiting construction vehicles from parking on Gray Fox Circle and Crellin Road.

Construction Hours and Impacts

All site improvements and house construction activities are limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. In addition, no construction shall be allowed on Federal Holidays. All construction equipment is required to meet Department of Motor Vehicles noise standards and be equipped with muffling devices.

The Planning Director may allow different construction hours – earlier “start-times” for specific construction activities, e.g., concrete-foundation/floor pouring, extended construction hours for interior work, etc. – if it can be demonstrated to the satisfaction of the Planning Director that the construction and construction traffic noise will not affect nearby residents. Such interior work would be considered only after the buildings' shells are completed. If complaints are received regarding the extended construction hours, the Planning Director may modify or revoke them.

The applicants considered prohibiting construction equipment from parking on the adjoining public streets but found it to be infeasible due to the inadequate parking and maneuvering area available on the site, preserving the existing trees to remain from construction damage, and the logistics of construction scheduling for a project of this scope. Staff concurs with the applicants on this issue.

VI. NEIGHBORHOOD OUTREACH

With the preliminary application for the proposed home, staff established early neighborhood outreach and incorporated the interested neighbors and their comments

into the review of this application. Upon receipt of the preliminary review application, notices were sent to the neighbors living within 1,000 feet of the site as well as the entire Foxbrough Estates development. Concerns were expressed and e-mailed to staff from the neighbors adjoining the site. Their comments are summarized in the attached work session staff report

Staff and the applicants worked with the neighbors. The applicants and their consultants met with all commenting neighbors. The applicants installed story poles with the poles linked together with line to display the entire outline of the original proposal. The disc with photographs of the story pole installation is attached. The result of this outreach is the revised plan that was presented to the Planning Commission at its work session for review.

After the work session, staff received written comments from Marc and Becky Randall (1038 Gray Fox Circle), which is attached. A summary of the Randall's comments and the answers by staff follows:

- Q: HVAC equipment and other noise producing equipment should not face the north and east sides of the Adams property nor should HVAC and similar equipment be allowed to be located on the roof of the tennis building.

A: According to the applicants, the tennis building is a non-habitable building to minimize energy consumption and could be equipped with HVAC equipment. The location of HVAC equipment for the dwelling is not determined but, in all likelihood, would be located in the courtyard area or on the south side of the garage portion of the dwelling. Air conditioning compressors are designed to be energy efficient and to operate at sound levels at or less than 60 dBA. Staff notes that this is the standard noise level threshold established by the Pleasanton Municipal Code for residential properties and applies to the noise level at the property line. The applicants HVAC equipment would be installed by the building, farther away from the property line, and would be screened.

- Q: Trees #681, 682, 685, 688, and 693 should be retained on the property and protected from construction damage to partially screen the Adams house and tennis building from the yards and living areas of the homes on the north side of the Adams property.

A: The trees are retained.

- Q: The property must have adequate drainage to ensure runoff flows away from the property and drains toward the west side of the Adams property to Grey Fox Circle.

A: A concrete "V"-ditch is shown along the north property line and other measures are employed to prevent drainage onto adjoining sites.

- Q: Limit construction days and hours to 8:00 a.m. to 5:00 p.m. Monday through Friday.

A: Discussed under the “**Construction Hours and Impacts**” sub-section of the staff report and addressed with Draft Condition # 29.

- Q: Prohibit construction vehicles from parking on Gray Fox Circle.

A: Discussed under the “**Construction Hours and Impacts**” sub-section of the staff report.

- Q: During construction a green or dark colored dust screen should be attached to the fences to block sand, dirt and debris, and protect the fence from construction damage. We also request that during any digging and grading they water to keep down the dust.

A: All site and building construction activities are covered under standard sections of the Pleasanton Municipal Code to minimize impact to surrounding properties.

- Q: When using the tennis facility please be conscientious of the noise and lighting issues by keeping the doors shut and the window coverings. Verify the means to soundproof the tennis building from neighboring homes.

A: Discussed under the “**Noise Evaluation**” sub-section of the staff report.

- Q: Trees, shrubs and landscaping materials should be maintained so as not to cross the property lines and interfere with the landscaping on adjoining properties. Please refrain from redwoods as they grow too tall and also will block too much sunlight.

A: Addressed with the revised landscape plan.

- Q: We ask that limited down lighting or up lighting be allowed on the north and east side of the buildings.

A: Discussed under the “**Landscaping**” sub-section of the staff report and addressed with Draft Condition #12, subsection “Lighting”.

- Q: Can the application be conditioned to prohibit future accessory structures and/or building additions.

A: The site is covered by the development standards of the R-1-20,000 District which are extant for other properties covered by this zoning district. Absent rezoning the property, the City cannot prevent the applicants from submitting future development applications. However, such applications are subject to due process including public notice to surrounding neighbors.

VII. ENVIRONMENTAL REVIEW

The proposal is categorically exempt from the California Environmental Quality ACT (CEQA) under Section 15302, Replacement or Reconstruction, Section 15303(a)(e),

New Construction or Conversion of Small Structures, and Section 15332, In-Fill Development Projects, of the CEQA Guidelines. The Class 3 exemption covers the construction and location of up to three single-family residences in an urbanized area. Therefore, no new environmental document accompanies this staff report.

VIII. PUBLIC NOTICE AND COMMENTS

The proposal was noticed to all residents of the Foxbrough Estates development and/or to a distance of 1,000 feet from the site. Public comments are attached. Any additional letters and/or emails received after the staff report is published will be forwarded to the Planning Commission. Previous comments received with the work session are attached to the work session staff report.

IX. CONCLUSION

The proposal before the Planning Commission illustrates the positive results from an applicant and neighbors working together collegially with staff.

The applicants met with the neighbors and have incorporated their comments into the project's design which has been modified to meet those concerns. A full-scale wire-frame model of the building was created for the project, story poles were erected on the site to illustrate the building's proportions and massing, visual analyses were conducted from vantage points selected by the neighbors from their properties and/or homes resulting in a change in the building location moving the home closer to public streets and farther away from neighbors' homes and yards, etc. The applicants requested a public work session before the Planning Commission to present the revised design for its review and comment prior to finalizing the plans.

The building itself is very well designed, architecturally attractive, and features a series of innovative measures on green building and urban stormwater runoff. For example, 154 verified green building points will be achieved and, based upon the building permit analysis will be augmented with additional verified points. The house is designed to be energy neutral – for example, the house would be designed to exceed Title 24 energy requirements by 15 percent, a large photovoltaic array will be installed on the tennis court building and/or on the site, artificial turf will be installed, the existing well would be retained and used for construction and landscape watering, etc.

For these reasons and the analysis in the staff report, staff believes that the proposed project merits favorable action by the Planning Commission.

X. STAFF RECOMMENDATION

Staff recommends the Planning Commission approve Case PDR-623 – the application for design review approval to demolish an existing one-story single-family home; and, construct a new two-story single-family home with 8,325 square feet of living area, 2,215 square feet of attached garage area, and an attached 8,476-square-foot indoor tennis court on a 58,703-square-foot parcel – subject to Exhibit “B”, Draft Conditions of Approval.

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