

**Planning Commission
Work Session Staff Report**

January 9, 2008

Item 6.c.

SUBJECT: PDR-623, Adams House

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

PURPOSE: Work session to review and provide comment on the proposal to replace an existing one-story tall, single-family home with a two-story tall, single-family home with 8,325 square feet of building floor area; 2,215 square feet of attached garage area; and an attached 8,476-square-foot, two-story tall indoor tennis court.

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

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

LOCATION: 2751 Crellin Road

ATTACHMENTS:

1. Location Map.
2. Exhibit "A", dated "Received December 31", including site plans, building floor plans and elevations, roof plan, and landscape Plans.
3. Exhibit "B", Planning Commission Discussion Points, dated January 9, 2008.
4. Public comments.
5. "Adams 1": Disc with photographs of the story pole installation of the original proposal.
6. "Adams 2": Disc with computer generated perspectives of the revised proposal.
7. Ordinance 1076 and PUD development plan for PUD-82-16.
8. "Tree Survey 2751 Crellin Road" prepared for Scott Adams by Timothy C. Ghirardelli, Consulting Arborist Services, dated April 5, 2007.

I. BACKGROUND

Site History

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, the original PUD development plan approved by the City Council on March 22, 1983 for 39 lots, and PUD-82-16-1M, a major modification approved by the City Council on March 17, 1987 for nine more lots. These approvals created a 48-lot custom home development on 42 acres of land.

The subject site was previously owned by the Martin Family, the original owners of the entire property now developed with Foxbrough Estates homes. Scott and Shelly Adams, the applicants, now own the property and propose to construct their home on the property. They intend to demolish the existing home and accessory buildings due to age and condition.

Factors Affecting the Development of the Site

The following factors affect the design and construction of the house on this site:

- 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 the designated building envelopes for the lots in order to place them away from the graded slope banks adjoining the lots' rear and side property lines. This site, however, is predominantly flat and for that reason did not have a designated building envelope. The minimum setbacks of the R-1-20,000 District are being used. Therefore, the approved PUD development plan exhibit for Foxbrough Estates is attached as Exhibit #7.
- Several large heritage size trees are located on the site's front and north sides. Neighboring owners have requested the preservation of these trees to visually screen and buffer the mass of the proposed house. The tree survey for the site is attached as Exhibit #8.
- 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 neighbors' views and privacy. Staff notes, however, that the property is not constrained by view easements granted to any of the adjoining properties.

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 can be exempted from formal design review approval. This is due to the original Foxbrough PUD approval occurring between the City's previous two design review boards. As specified by the PUD ordinance covering the Foxbrough Estates develop-

ment plan, the only requirement is review and approval by the Planning Division. Strictly applied, therefore, this condition could include action varying from an “over-the-counter-signoff” by the Planning staff to public hearing review by the Planning Commission and by the City Council.

Given the scope of this proposal and the degree of neighbor sensitivity that was anticipated by staff with the development of a new home of this size on this site, staff directed the applicant to submit a formal design review application administered by the Planning Department with public notices.

II. SUBJECT PROPERTY

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



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

The site was graded predominantly flat for the existing house and yards. Its existing grade elevation in the general area of the proposed home 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 northern property line varies from 547 feet to 555 feet.

Based upon the attached tree analysis, 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. As stated in the analysis, several existing trees qualify for preservation and/or can be transplanted to another location on the site.

III. PROJECT DESCRIPTION

Building Design

The applicant proposes to demolish the existing house and accessory buildings on the site and to replace them with their new home. Their 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, two-story tall indoor tennis court. The proposed building and garage floor area would total 19,016 square feet.
- The maximum building height would be 30 feet measured from grade to the highest ridge.
- Four garage parking spaces would be provided in a three- and one-car “L”-shaped attached garage. 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 gated with the entrance gate set approximately 24 feet back from the property line. Its location matches the location of the existing driveway.
- The proposed building height for the main structure and the tennis court structure would be 30 feet, measured from the structures’ lowest to highest points. The actual building heights vary for the structure’s one and two-story building elements.
- The entire project will incorporate green building principles in its design and construction. Landscaping will feature drought-tolerant plant species to reduce water consumption. A recessed roof well – 30 feet by 89 feet totaling approximately 2,670 square feet – on top of the tennis court structure will include roof-mounted photovoltaic panels to reduce the home’s electricity demand.
- The house will be predominantly sited on the flat areas to minimize new 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. Building materials would include cream-colored stucco walls and burnt orange concrete roof tiles. A 4/12-roof pitch would be used to 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 applicant proposed the enclosed tennis court for health reasons – exercise in an enclosed space to avoid additional risk of exposure reducing the likelihood of skin cancer from extended sun exposure. Additionally, the applicant wishes to mitigate the potential disruption to these neighbors from an outdoor court. The applicants are also aware of the City’s on-going work on outdoor courts.

Staff believes that this would be the first private home in Pleasanton with an enclosed regulation-size tennis court. Staff notes that the Clubsport Pleasanton facility on Johnson Drive includes interior tennis courts.

Grading/Urban Stormwater Runoff

A preliminary grading plan is provided with Exhibit “A”. The proposed dwelling, garage, and tennis court structures would be located predominantly of 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. The development’s storm water runoff measures will be shown in detail with the building permit plans for review and approval by the City Engineer.

Green Building Measures

The home covered by this approval will be covered by the City’s adopted Green Building Ordinance, which establishes a minimum of 50 points for a home with a minimum of 10 points in each category (Resources, Energy, and IAQ/Health). The applicants propose to exceed this minimum requirement. For example, an “equipment well” on the roof of the tennis court would be designed for approximately 2,500 square feet of photovoltaic panels.

V. 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. Staff anticipated that the neighborhood concerns

would focus on the size of the proposed home and the volume and massing of the enclosed tennis court, and communicated these issues to the applicants and their consultant early on in its discussion.

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. The public comments are attached as Exhibit #6. Given this concern and the overall scope of the proposal, staff believed that public review before the Planning Commission is appropriate for the consideration of this application.

Based upon the verbal and written communications that have been expressed to staff by Alan Ross (1061 Gray Fox Circle), Dave Allen (5 Gray Eagle Court), Emery Sugawara (9 Roman Eagle Court), Marc and Becky Randall (1038 Gray Fox Circle), Norman and Kathleen Wat (1086 Gray Fox Circle), Tim and Teri Bush (1070 Gray Fox Circle):

- There is concern with respect to the total building floor area and with the large volume and mass of the enclosed tennis court structure.
- There is concern with respect to the elimination of several existing oak trees facing the southeast portion of the site by the proposed location of the house.
- There is concern with respect to possible impacts to privacy and existing views.
- The concerns focus primarily on the enclosed tennis court. However, neighbors have stated to staff that they may support in principal an open tennis court provided that the City implements reasonable limitations on lighting, nets, and hours-of-use.
- The neighbors would prefer the construction of a one-story tall home as a means of preventing privacy impacts and maintaining views across the property. However, the neighbors generally support the dwelling portion of the house – at its two-story height – including its architectural design and siting with the garage and driveway facing Gray Fox Circle and Crellin Road. Some comments were expressed to staff related to the placement of some second-floor windows.
- The neighbors have also stated to staff that they want the new residents of this property to become and feel part of the Foxbrough Estates development.

Staff and the applicants worked with the neighbors. The applicants and their consultants met with all commenting neighbors. At the request of neighbors and staff, the applicant 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 as Exhibit #5.

The result of this outreach is the revised plan now presented to the Planning Commission for its review. The applicants believe that the revised proposal have mitigated the

neighbors' concerns. Staff and the applicant felt that the new plans should be presented to the Planning Commission at a public work session item in order to obtain the Commission's comments.

VI. DISCUSSION

Site Design and Development Standards

Sheet 1B of Exhibit "A" shows the original and revised building locations on the site. The applicants moved the entire house in a southwest direction closer to Grey Fox Circle and Crellin Road in reply to the site constraints including preserving a greater number of the existing trees and neighbor sensitivity and comment.

The overall proposal – dwelling, tennis court, and garage – would achieve the following building setbacks:

- Going clockwise on the site, the dwelling would be 30 feet to 45 feet from the northwest property line, the tennis court would be 64 feet to 55 feet from the northeast property line, the tennis court then the garage would be 15 feet to 50 feet to 34 feet from the south property line, and the garage then the dwelling would be 80 feet to 83 feet from the west property line.
- The garage, driveway, and guest parking areas face Gray Fox Circle and Crellin Road.
- Four existing trees facing the northwest property line, one existing tree facing the northeast property line would be removed. The location of the dwelling and the tennis court would result in the loss of 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 will be preserved and incorporated into the site's landscape program.

The single-family homes of the Foxbrough Estates development are governed by development standards of the R-1-20,000 (One-Family Residential) District. Figure 2, on the following page, is a comparison of the proposed development standards to the R-1-20,000 development standards required by the PUD development plan.

Figure 2: Comparison of the Proposed Development Standards to the R-1-20,000 Development Standards of the Foxbrough Estates Development

	Requirement	Revised 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.

As stated to staff, although the adjoining neighbors would have preferred a predominantly single-story home on this site, they would support the two-story building height of the dwelling portion of the proposal with consideration given towards the location of some second-story windows on the dwelling’s northwest side. Staff believes that the increased buildings setbacks of the revised proposal have addressed this concern. It appears to staff that the enclosed tennis court is the major concern to adjoining neighbors.

Staff consulted two sources for the minimum design standards of a regulation tennis court: its copy of the “Architectural Graphic Standards” by Ramsey/Sleeper and the United States Tennis Association (USTA). A regulation tennis court is a tennis court that implements the USTA’s design criteria defined in the rules section of <http://www.usta.com> – the “Rules” section on the drop-down toolbar under “About Us”. These rules in turn reflect the standards of the International Tennis Federation (ITF). The USTA/ITF design standards are incorporated in the “Architectural Graphic Stan-

ards” which also includes the design standards for interior ceiling height, fence height, lighting, etc.

The interior dimension of the building enclosing the tennis court is 120 feet long by 60 feet wide. These dimensions do not include the seating and equipment storage alcoves on the building’s north and south sides and a design feature on the building’s east side. The building would enclose a 36 foot wide by 78 foot long regulation tennis court configured for singles and doubles play. Figure 3, below, is an illustration from “Sports KnowHow.Com” illustrating the dimensions of a regulation-size tennis court.

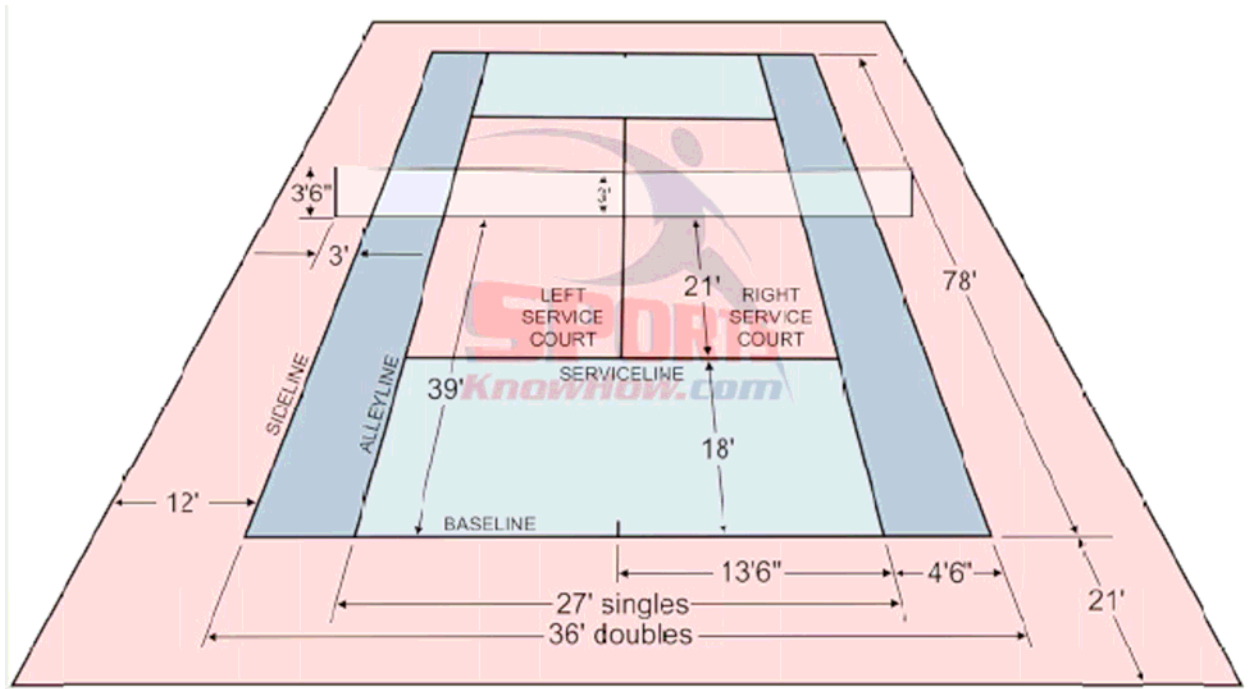


Figure 3: Dimensions of a Regulation Tennis Court for Single and Doubles

Based upon this diagram, the overall dimensions for a tennis court plus perimeter area is 120 feet long by 51 feet wide for a singles court or 120 feet long by 60 feet wide for a doubles court. If the tennis court was configured for singles only, the building enclosing the tennis court could then be reduced from 119 feet long by 60 feet width to 119 feet long by 51 feet wide, with a corresponding reduction in floor area of approximately 1,071 square feet. If the tennis court is reduced in area to less than a singles-sized court, it could no longer be considered a regulation-size tennis court.

Staff consulted the “Architectural Graphic Standards” for minimum ceiling height. The minimum ceiling height for an enclosed tennis court is 20 feet to 28 feet at the baseline, 32 feet to 34 feet at the service line, and 34 feet to 36 feet at the net line. As previously stated, the applicants propose a 22-foot interior ceiling height to reduce the overall height of the tennis court building to 30 feet and to provide a deep-enough equipment well for the photovoltaic panels.

The commenting neighbors have stated to staff that they would be willing to accept an outdoor tennis court with limitations of the hours of operation and lights. This is in light of the adjoining properties with outdoor pools and spas which are enjoyed at night during warm weather. Staff notes that the Planning Commission is/has considered an ordinance amendment related to sports courts, has provided to staff its comments raising concerns that these courts may not be activities that should be allowed, and directed staff to return with additional information.

As previously stated, the applicant proposed an enclosed tennis court for health reasons and to mitigate the potential impacts to these neighbors from the lights and sounds of an open court. Staff has added the option of an open tennis court to its discussion points for the Planning Commission's discussion and direction.

Discussion Point:

1. *Does the Planning Commission conceptually support the proposed siting of the structures on the site with respect to location, setbacks, and the buildings' orientation?*
2. *Should the dwelling and tennis court be divided into two, separated structures? Or two, separate structures connected with a breezeway or similar structure?*

Building Design

The applicant directed the overall design and detailing of the proposed building towards mitigating the visual issues of its size and mass. For example, the 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. In staff's opinion, the applicant has achieved a "four-sided" architectural design concept for the proposed structure. For example, gabled roof elements, trim detailing, and window/door detailing are continued from the front elevation to the side and rear building elevations.

Discussion Points:

3. *Is there additional detailing that the Planning Commission may wish to see added to the structure?*

View Analyses

The view analyses, attached as Exhibit #6, are incomplete absent color and vegetation. However, they do provide views of the proposed home from four viewpoints – looking southeast from Gray Fox Circle, looking southwest from adjoining property, looking northwest from adjoining property, and looking northeast from Crellin Road and two additional views. 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.

Landscaping

The proposed landscape plan emphasizes low-water-consumption species with a variety colors and textures for this site.

VII. PUBLIC NOTICE

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 and have been previously discussed in the staff report. Any additional letters and/or emails received after the staff report is published will be forwarded to the Planning Commission.

VIII. STAFF RECOMMENDATION

Staff recommends the Planning Commission review the proposal, hear all public testimony, and respond with specific direction on the proposal. Staff suggests the Planning Commission use the discussion points of the staff report summarized in Exhibit "B".

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