

SUBJECT: PUD-55

APPLICANT/PROPERTY OWNERS: Mike Carey and Steve Maestas

PURPOSE: Application for a Planned Unit Development (PUD) to: (1) rezone an approximately 0.24-acre parcel from RM-15 (Multiple-Family Residential) District and Core Area Overlay District to PUD-HDR (Planned Unit Development – High Density Residential) District and Core Area Overlay District; and (2) demolish two existing residential units, renovate one existing residential unit, and construct four new single-family homes for a total of five residential units.

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

SPECIFIC PLAN: Downtown Specific Plan

ZONING: RM-1,500 and Core Area Overlay District

LOCATION: 225 West Angela Street

ATTACHMENTS:

1. Location Map
2. Exhibit A: Site Plans and Color Board dated “Received, June 8, 2007”
3. Exhibit B: Draft Conditions of Approval dated July 11, 2007
4. Exhibit C: HortScience Tree Assessment, dated October 20, 2006 and Appraisal, dated March 14, 2007
5. Exhibit D: Letter of Invitation for Neighborhood Meeting, dated June 5, 2007 and Meeting Sign-In Sheet
6. Exhibit E: Public Comment

BACKGROUND

Mike Carey and Steve Maestas submitted an application for a planned unit development (PUD) on April 27, 2006. The PUD plan proposes to demolish an existing duplex, remodel an existing home, and construct four single-family detached homes on an approximately 10,303 square-foot lot. The project is before the Planning Commission for review and recommendation to the City Council.

SITE DESCRIPTION

The project site is an approximately 10,303 square-foot (0.24-acre) lot situated at the northwest corner of West Angela Street and Peters Avenue. The subject property is located within the Downtown Specific Plan Area and the Core Overlay District. The property is essentially flat with a joint access driveway off of West Angela Street.

The subject site is developed with an approximately 1,253-square-foot single-family home, an approximately 288-square-foot detached garage, and an approximately 1,200-square-foot duplex. The Downtown Specific Plan of February 7, 1989 lists the single-family home as a historic and design resource of secondary importance, and the city's consultant, Architectural Resources Group, put the home on a list of Landmark Quality Buildings over 100 years old with a high level of historic integrity that appear to have been built prior to 1904. The duplex was constructed in the early 1970s and is not considered architecturally significant.



A 28-inch diameter valley oak (*Quercus lobata*) located in the northeast corner of the lot is the only tree on the property. The oak will be preserved as part of the property development.

The site is at the eastern end of a high-density residential district adjacent to the Downtown's office and central commercial district. Immediately to the west of the subject property is a single-family home on a 0.25-acre property zoned RM-1,500; to the south,

across West Angela Street, is a ten unit condominium complex zoned PUD-HDR (PUD-High Density Residential) on a 0.48 acre property; to the east, across Peters Avenue, is the Schwaegerle Realtor office building zoned C-C (Central Commercial); and to the north lies a 14-unit apartment complex on a 0.54 acre property zoned RM-1,500.

PROJECT DESCRIPTION

The proposed application is to rezone the approximately 10,303 square-foot subject property from the RM-1,500 zoning district to Planned Unit Development – High Density Residential (PUD-HDR) and for PUD development plan approval to remodel an existing 1,253-square-foot single-family home by removing 217-square feet from the rear; to demolish an approximately 288-square-foot detached garage and an approximately 1,200-square-foot duplex; and to construct four new single-family homes with attached two-car garages on the ground level. The applicants propose to develop the property into the following five parcels.

	Plan A	Plan B	Plan C	Plan D	Ex. House
Lot Size (sqft)	2,109	2,080	1,762	1,156	3,186.5
Garage (sqft)	769	769	764	525	---
1 st Floor (sqft)	836	836	776	548	1,036
2 nd Floor (sqft)	750	750	748	569	---
Total Living Area (sqft)	1,586	1,586	1524	1,117	1,036
FAR (%)	75.2%	76.3%	86.5%	96.6%	32.5%

After City Council action, the applicants will follow with an application for a tentative map to subdivide the property into five separate parcels.



Proposed Streetscape from Peters Avenue

ANALYSIS

General Plan and Downtown Specific Plan Land Use Conformity

Both the General Plan land use designation and the Downtown Specific Plan designation for the subject site is High Density Residential (greater than eight dwelling units per gross acre). The proposed project, with five units on approximately 0.24 acres, would result in 20.8 units per acre. Although high density residential does not have a midpoint density per se, the City has typically used 15 dwelling units per acre as the midpoint density benchmark. This proposed development's density is, therefore, 5.8 units per acre greater than the midpoint for the high density residential land use. This proposal is therefore not only consistent with the land use designation, but exceeds the Downtown Specific Plan policy of encouraging development at densities that exceed the General Plan range midpoints in order to enhance the opportunities for unique housing types and economic growth in the Downtown.

In addition, the proposed project meets the Downtown Specific Plan's Historic Preservation Objective of preventing the demolition of appropriately designated historic resources that can otherwise reasonable be preserved. As previously noted, the existing single-family home is listed in The Downtown Specific Plan of February 7, 1989 as a historic and design resource of secondary importance, and the city's consultant, Architectural Resources Group, put the home on a list of Landmark Quality Buildings over 100 Years old with a high level of historic integrity that appear to have been built prior to 1904. Instead of razing the historic home, the applicants have chosen to preserve the existing structure. The home will be reduced in size to allow for adequate separation between the proposed structures. The structural and architectural integrity, however, will stay intact. The preservation of the existing home provides diversity to the project's streetscape, as well as provides a smooth gradation of building mass when viewed from the corner of West Angela Street and Peters Avenue.

Downtown Design Guidelines

The City Council adopted the Downtown Design Guidelines in May 2006. The design guidelines are intended to encourage the enhancement of Downtown Pleasanton's older buildings and to guide the development of its new buildings so as to strengthen the desirable aesthetic and pedestrian-oriented qualities of the Downtown.

The project consists of four individually designed, single-family detached homes with a turn-of-the-century home located at the corner of the site. Three of the row houses will face Peters Avenue and the fourth home is set back on the site. The units have purposely been located close to the existing sidewalk to present a unified heritage theme that simultaneously presents a smooth transition with the condominium and apartment complexes located both to the north and south of the subject site. The homes have individually designed façades incorporating heritage architectural detailing such as wood shingles, wood framed windows, wood louvered vent facia, and wood corbels. Building mass has been reduced through the incorporation of hipped roofs, dormers, and small gables. To further enhance the overall aesthetics and continuity of the project, the homes will be painted

with colors chosen from a “historic color palette.” Further heritage style is expressed through the incorporation of bay windows and small front porches. The location of garage entries at the rear of the site, combined with the reduced front yard setback, produces a vibrant, pedestrian-oriented atmosphere and provides a harmonious transition with the commercial area across Peters Avenue.

Site Development Standards

The site development standards for the proposed development are “per the development,” and are outlined in the table below. Due to the intensity of development on the subject site, staff has conditioned the project so that no additional development—including, but not limited to, residential additions, garage additions, bay windows, porches, balconies, or accessory structures—is permitted.

One policy of the Downtown Specific Plan is to limit building height in all residential zoning districts in the Downtown (including future Planned Unit Development Districts) to not more than two stories and not more than 30 feet. The proposed new homes are 34.5 feet when measured from the lowest to the highest point. However, as allowed per Code, from median grade to midpoint of a slanted roof, the homes measure 31.25 feet in height. Staff believes the added height, as measured to the midpoint, is not only minimal, but allows for the inclusion of covered, off-street parking for the units. By including two off-street, non-tandem spaces for each new unit, the project does not impact available public parking within the Downtown area along the street frontage.

	Plan A	Plan B	Plan C	Plan D	Existing House
Primary Structures:					
Front Setback (ft)	8	8	7	5	11
Front Porch Encroachment (ft)	7	7	4.5	---	---
Left Side Setback (ft)	2.5	2.5	2.5	0	25.75
Right Side Setback (ft)	2.5	2.5	5	1.5	5
Rear Setback (ft)	25	25	28	5	2.5
Height ⁽¹⁾ (ft)	34.5	34.5	34.5	34.5	17.5
FAR ⁽²⁾ (%)	75.2%	76.3%	86.5%	96.6%	32.5%
Accessory Structures:	<i>No Class I or Class II Accessory Structures are Allowed</i>				

(1) Height is measured from the lowest point to the highest point for any structure within the PUD.

(2) FAR is based on lot size currently submitted and may be altered slightly based on actual lot sizes as recorded in the final tract map.

Permitted and Conditional Uses

The proposed PUD is subject 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).

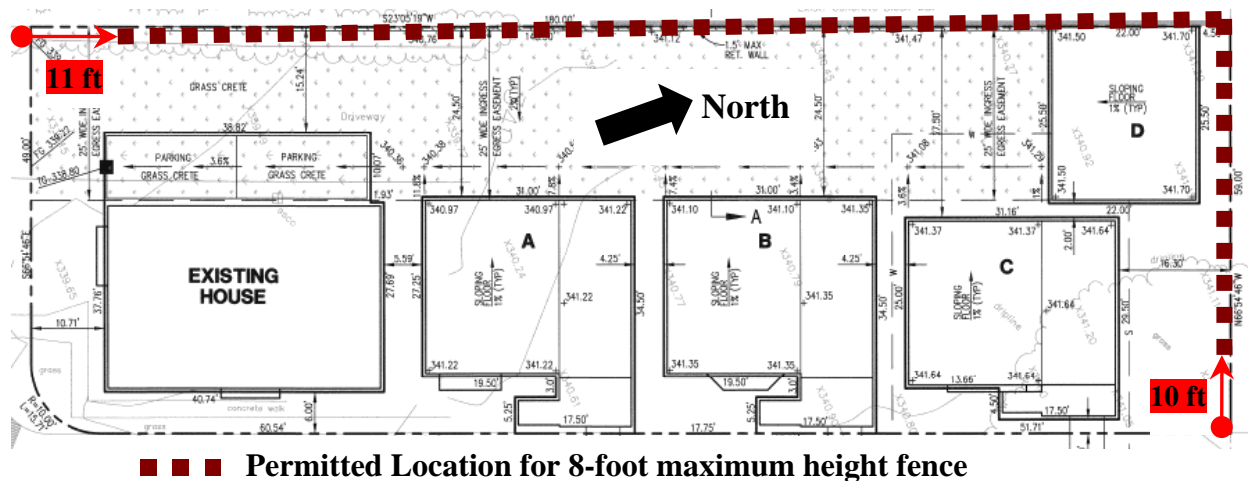
Parking

The applicants have designed the project to preserve on-street parking to the maximum extent. All required parking is provided on-site with access gained from the existing driveway. The project requires no new curb cuts. In preserving all existing street parking, the project exceeds the Downtown Specific Plan parking objective: “To ensure that a significant amount of parking required to serve new development is provided on-site by private property owners.”

Per the requirements of the Pleasanton Municipal Code, the project provides two full size parking spaces for each residential unit. The four new residential units each contain a full-sized, two car garage on the main level that is accessed from the existing joint-access driveway. The existing home will have two dedicated parking spaces to be located and striped off along the west side of the existing home. Staff has conditioned that the spaces have a minimum dimension of 10 feet by 20 feet (10' x 20'). No parking will be allowed in any area of the joint access driveway.

Fencing

To satisfy building and fire code requirements, staff has conditioned the project to prohibit any type of fencing except along the current north and west property lines. Fencing is allowed up to 8 feet in height from a point 10 feet back from the property's current eastern property line, and 11 feet back from the property's current southern property line. Otherwise, fencing along the north and west property lines may be up to 30 inches if it is solid style, or up to 42 inches if it is open (wrought iron, picket, etc.) style. Please see the diagram below. The location and style of all fencing is conditioned to be subject to review and approval by the Planning Director.



Trees

One tree exists on the subject property. The subject tree is a 28-inch diameter valley oak (*Quercus lobata*) located in the northeast corner of the lot. As part of the project application, the applicants submitted a tree report, prepared by HortScience Inc., dated October 20, 2006, with a follow-up appraisal of the tree dated March 14, 2007. Please see Exhibit C for a copy of the tree assessment and appraisal. The tree is classified as a heritage tree and will be preserved and incorporated into the new development. Staff has conditioned the project developer to follow all design recommendations suggested within the tree report, and is requiring the developer to post a bond in the amount of the estimated value of the tree to be held for a period of two years.

The high density of the proposed development leaves limited space for landscaping. Staff has, therefore, requested that the project developer plant two street trees along West Angela Street between the existing home and the sidewalk. The trees shall be a minimum of 24-inch box container size or the trees shall have a one-inch trunk caliper. The location, spacing, and species of the trees shall be subject to review and approval by the City's Landscape Architect.

Usable Open Space

In providing the required on-site parking while preserving all existing on street parking, the opportunities for usable open space have been substantially reduced. The Pleasanton Municipal Code prescribes minimum group and private usable open space for dwelling units in the RM and C-C districts. A PUD zoning, however, is designed to provide flexibility in development standards to allow innovative design for projects that otherwise meet the intent of the General Plan, relevant Specific Plan, and, in this case, the Downtown Design Guidelines. Consistent with the architecture of a vibrant, urban, street-friendly design, open space is incorporated into the project in the form of porches and balconies. House A and B have a 68.25-square-foot (6.5' x 10.5') front porch, house C has a 49.5-square-foot (11' x 4.5') front porch, and the existing home has an approximately 108-square-foot front porch. In addition, houses A, B, and C each have a second story 55-square-foot (11' x 5') balcony at the rear of the home. Lack of group open space is mitigated by the close proximity of Veterans Plaza Park to the subject site. Veterans Plaza Park is a half-acre community park with picnic tables, a grassy area, large shade trees, and a tot play area. Located at the corner of Peters Avenue and Division, the park is 300 feet from the subject site, which is accessible even to families with infants and toddlers.

Green Building

All new residential projects are required to include green building measures in the design of new homes. The proposed project shall consist of "green homes" with a minimum of points in each category (Community, Energy, Indoor Air Quality/Health, Resources, and Water) required for a Certified Rating. The project has been conditioned to require the green building measures to be shown on the plans submitted for issuance of a building permit. A condition of approval has been added that all of the green building measures

indicated on the approved checklist shall be inspected and approved by either the City of Pleasanton, a qualified specialist, or the applicant shall provide written verification by the project engineer, architect, landscape architect, or designer.

Pleasanton Downtown Association

Although the project site is outside the boundaries covered by the Pleasanton Downtown Association (PDA), the PDA Board reviewed the project plans on February 20, 2007. The PDA expressed unanimous support for the project, but requested the City require a disclosure to future homeowners regarding Downtown activities, odors, and noises. Staff notes that Mike Carey, who is both a project applicant and a member of the PDA Design Committee, was present at the February 20th meeting. This disclosure is conditioned to be a part of the CC&Rs for the project

PUBLIC NOTICE AND COMMENT

Staff originally sent notices of the Planning Commission's public hearing on this item on May 16, 2007 for a hearing date of May 30, 2007. Upon notification by a member of the public, staff realized that due to an error in noticing, not all property owners, tenants, and residents located within 1,000 feet of the subject property received the notice. The item was pulled from the May 16th hearing and rescheduled for the Planning Commission meeting of July 11, 2007. Staff sent notices of the Planning Commission's public hearing on this item to all property owners, tenants, and residents located within 1,000-feet of the subject property on June 28, 2007. Staff has received numerous public comments in regards to this project since the original notice went out.

Due to concerns raised by Linda Garabino, 733 Division Street, specifically related to the traffic impacts that may generate from this and other Downtown residential projects currently being processed by the Planning Department, staff held a neighborhood meeting on Wednesday, June 13, 2007 to discuss the proposed residential projects as well as other concerns within the Downtown. Please see Exhibit D for the invitation letter and meeting sign in sheet. The project applicants, architect, staff, and sixteen members of the public attended the meeting. Although each project was presented, the majority of the discussion related to residential development in the downtown in general.

In a summary email sent by Bonnie Krichbaum of 303 Neal Street, dated June 13, 2007, several topics of concern to the neighbors were covered in the meeting, including traffic, congestion, zoning, and housing density. Mrs. Krichbaum believes, however, that the overall intensity of the development was not addressed, nor has the lack of open space provided. Mrs. Krichbaum also raises objection to tandem parking, which is not being proposed as part of this project.

John Ribovich, 315 Rose Avenue, wrote to protest the size and scale of the proposed construction. He believes that the three-story façade is not in scale with the surrounding buildings and will set a dangerous precedent for the entire downtown neighborhood.

Brian and Christine Bourg, 4512 Second Street, also wrote to express concern about the size and scale of the project. They are pleased that the existing home is being preserved, but would like to see a reduction in the number of units, height, and density of the project.

Thomas and Shannon Foley of 222A West Angela Street wrote to support the Angela Rowhouse Redevelopment, but requested that street trees that had been previously removed in front of the development be replaced. Staff has conditioned the project for the project developer to plant two street trees along West Angela Street, subject to the review and approval of the City's Landscape Architect.

The property's west side neighbor, Sandra Greenwood of 239 West Angela Street, wrote a letter of support for the property. Her only concern is the type, style, and height of the fence to be constructed between the properties. Staff has added a condition of approval requiring the project developer to work with the adjacent property owners to determine the type, location, and height of the proposed fence, subject to the site development standards subject to review and approval by the Planning Director.

All other public comment received as of the writing of this staff report has been in support of the project. Those commenting in favor of the proposed development are the following:

Bob Cordtz, 266 and 269 West Angela Street
Jane Carey, 383 Division Street
Joan Pine, 4314 Diavila Avenue
Andrew Wilson, 740 St. John Circle
Michael Nelson, 248 West Angela Street
John and Teri Banholzer, 653 Saint Mary Street
Darryl and Judy Alexander, 147 Old Bernal Avenue
June Blanchette, 395 West Angela Street
Sharon Casterson, 3481 Isle Royal Court
Sandra and Scott Dunlop, 5946 Corte Arboles
Helen Getsey, 4150 Fairlands Drive
Christie Underwood, 5952 Corte Arboles
Jim Morgenroth, 213 East Angela Street
Dale Morris, 141 Ray Street
Darci Camacho, 2088 Olivia Court
Bernie Billen, 5664 Hansen Drive
Jeff DeBernardi, 207 Spring Street
Michael Segundo, 3466 Old Foothill Road
Polly Knight, 1199 Kottinger Drive
Phillip Segundo, 455 Sycamore Drive

Karen Isaacs, 5325 Ridgevale Road
Bonnie Shambin, 762 Bonita Avenue

All public comment is included as Exhibit E, attached to this staff report.

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 project developer will install all on-site infrastructure with connections to the municipal systems in order to serve the site. Adequate storm drain, sanitary sewer, and water service utilities are present near the development and are sufficient to serve the new buildings. Public street access is provided to all structures for police, fire, and other emergency response vehicles. The buildings are designed to meet the requirements of the Building Code, Fire Code, and other applicable City codes. 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 five units on approximately .24 acres, conforms to this designation. The project site is located within the Downtown Specific Plan area and conforms to the majority of programs and policies outlined in the 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 Downtown project site is surrounded by a variety of uses: single-family residential, multi-family residential, office, and commercial. The proposed development is compatible with surrounding development. In addition, the subject site is relatively flat and, currently, more than 75% of the site is paved. Only minimal grading is proposed on-site for drainage purposes. 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 slop of $\leq 0.5\%$. The grading that will occur is minimal and will be conducted in keeping with the best engineering practices. Minimal impact to the environment will result. 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 in a developed area of the City and would not involve the extension of any new public streets. 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, as conditioned, would be consistent with City safety standards. The buildings would be equipped with automatic fire suppression system (sprinklers) as required by the Fire Department. The project would 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 Downtown Specific Plan. It provides a high-density, single-family housing alternative that is consistent with the fabric of the Downtown Area. Staff believes that this finding can therefore be made.

ENVIRONMENTAL ASSESSMENT

An Environmental Impact Report for the Downtown Specific Plan was approved by the City Council on March 5, 2005. The Environmental Impact Report anticipated that a high-density residential project, such as that proposed, would be located on the project site. Therefore, no additional environmental documentation accompanies this report.

CONCLUSION

Staff believes that, as conditioned, the proposed PUD is in keeping with the themes, policies, and requirements of 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 Downtown residential 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 mixed-use character desired for the Down-

town 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 previously approved Final Environmental Impact Report for the Downtown Specific Plan.
2. Find that the proposed PUD development plan is consistent with the General Plan and Downtown Specific 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-55, subject to the development plan as shown in Exhibit A and the conditions of approval listed in Exhibit B, and forward the PUD development plan to the to the City Council for public hearing and action.

Staff Planner: Leslie Mendez, (925) 931-5611, lmendez@ci.pleasanton.ca.us