

SUBJECT: PUD-60

APPLICANT: Andrews, Linvill, Pond, Scherbarth Joint Venture

PROPERTY OWNERS: Don, Darrell, and Jason Scherbarth

PURPOSE: Application for a Planned Unit Development (PUD) to demolish an existing 2,125 square-foot home and to subdivide the parcel into three lots to construct three custom homes.

GENERAL PLAN: Vineyard Avenue Corridor Specific Plan Area

ZONING: Planned Unit Development (PUD) – Low Density Residential (LDR) / Open Space

LOCATION: 2500 Vineyard Avenue (Lot 15 in the Vineyard Avenue Corridor Specific Plan Area)

ATTACHMENTS:

1. Location Map
2. Exhibit A: Site Plans, Elevations, and Floor Plans, dated “Received, October 20, 2006” and Color Board, dated December 21, 2006 and February 1, 2007.
3. Exhibit B: Draft Conditions of Approval dated February 14, 2006
4. Exhibit C: Photo Simulations of Proposed Development from Public Right-of-Way
5. Exhibit D: “Postclosure of Landfill Section” geotechnical report prepared by Henry Justiniano & Associates, July 2001, dated “Received, October 20, 2006”

BACKGROUND

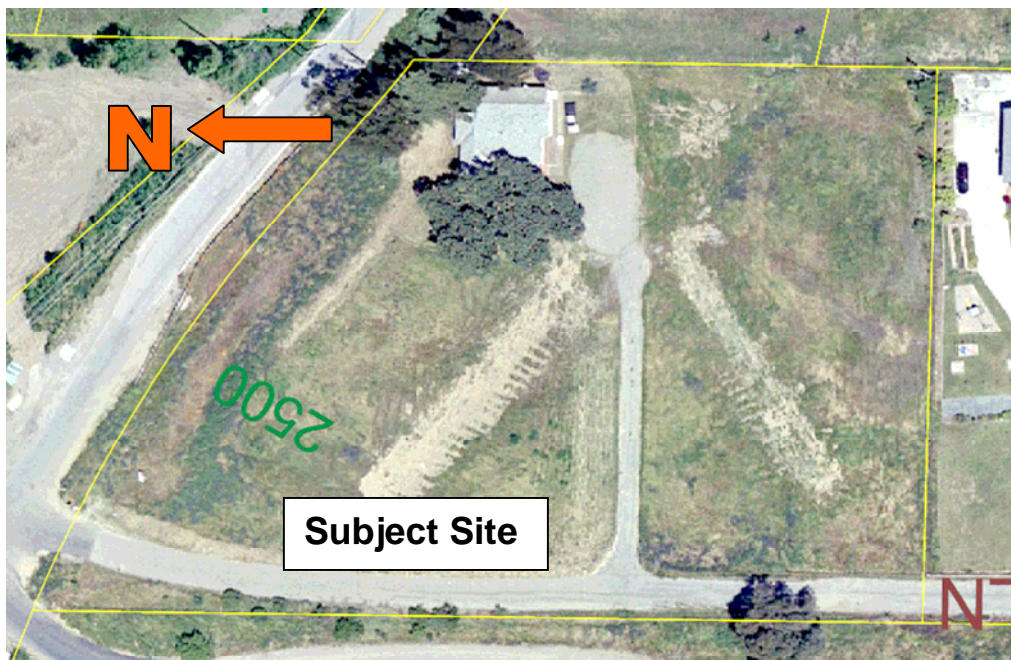
The applicant submitted an application for a planned unit development on October 20, 2006. The application is to demolish an existing home and construct three new single-

family homes on the Pietronave Property (Lot 15) as listed in the Vineyard Avenue Corridor Specific Plan (Specific Plan). The applicant will follow with an application to subdivide the subject site into three legal parcels after City Council action.

The City Council adopted the Specific Plan in June 1999 to facilitate the transition of land uses between the urbanized edge of the City to the west and the Ruby Hill development to the east. The Specific Plan has planned for up to three homes on the subject property. All development proposals within the Specific Plan Area are subject to the City's Planned Unit Development (PUD) development plan review process. Therefore, the proposed project is before the Planning Commission to provide the City Council with a recommendation.

SITE DESCRIPTION

The project site is lot number 15 of the Vineyard Avenue Corridor Specific Plan Area and is located in subarea 1. Subarea 1 consists of 78 acres located in the western portion of the Plan Area, mostly south of Vineyard Avenue. The subarea, which comprises 20 percent of the Plan Area, is sparsely vegetated, flat land and rolling hills.



Lot 15 is a 113,200 square-foot (2.62 acre) property located at the southeast corner of the intersection of Old Vineyard Avenue and Pietronave Lane, a private road, on the northern edge of the Vineyard Avenue Corridor. The site is moderately sloped, with an average slope of approximately 11%. The majority of the site (82%) has an approximately 3% slope, while the northern edge of the site bordering Vineyard Avenue has a slope of approximately 50%. The steep slope places the lot on a 30-40 foot bluff above Vineyard Avenue. A heritage Oak tree is located towards the northeastern portion of the property.

The site is accessed off of Pietronave Lane, which comes north off of Vineyard Avenue just west of the intersection with Old Vineyard. Pietronave Lane is a 25-foot wide, asphalt paved easement that leads south past the project site to two other similarly sized configured parcels (lots 16 and 17 in the Specific Plan). To the west of Pietronave and the project site is a 20-acre former landfill that is designated as a Community Park in the Specific Plan. There is also a landfill area of approximately 8,000 square-feet (.2 acres) on the southwest corner of the subject site that has been designated as open space in the Specific Plan. The boundaries of this landfill have been determined by a geotechnical engineering investigation. To the east of the project site is the 50-acre Berlogar parcel that is currently being developed.

The site has long-range views to Mount Diablo and the Coastal Range to the northwest, and rolling hills to the south and east. It has medium range views to the Shadow Cliffs Regional Park and the concrete plant and quarry to the northeast. Recently approved and/or built subdivisions, Apperson Ridge and the Miller Subdivision, are located to the east and west. The site is visible from the intersection of the Vineyard Avenue trail and Pietronave Lane and also from Old Vineyard Avenue.

PROJECT DESCRIPTION

The proposed PUD development plan is to demolish an existing 2,125 square foot mid-century ranch home; subdivide the existing property into three parcels: Parcel A is 63,000 square feet (1.45 acre), Parcel B is 20,000 square feet (.46 acres), and Parcel C is 30,000 square feet (.69 acre); to construct a custom home on each parcel and an accessory structure on Parcel A. Access to the homes will be from a private shared driveway intersecting with Pietronave Lane.

The proposed residence on Parcel A is a 3,722-square-foot single-story home with a semi-detached 924-square-foot garage and pool house with a 440-square-foot second-story element. The house is oriented towards the west with the front entrance facing Pietronave Lane. The house is of craftsman-type architecture with stained wood shingle siding. The existing heritage Oak tree that will be located on Parcel A will remain and serve as the anchor for a private landscaped pool and recreation area. Just east of the old Oak, the applicant proposes to build an approximately 1,189 square-foot, 25-foot tall accessory structure to be used as a workshop. The workshop, designed to resemble a barn, is proposed to be of wood shingle siding with a sandstone stain. The proposed floor area ratio (FAR) for Parcel A is 9%. Please note the photo-simulations attached in Exhibit C depict a previous rendition of the workshop. The current design, as proposed, is accurately shown in the elevation drawings found in Exhibit A.

The home on Parcel B is of a typical farmhouse style with horizontal wood siding. The two-story house is approximately 2,947 square feet with a semi-detached 528-square-foot garage. The house is oriented to the north with the front entrance facing the shared-access driveway. The proposed FAR for Parcel B is 15.3%.

The proposed residence on Parcel C is an approximately 2,668-square foot, single-story home and two semi-detached garages totaling 1,100 square feet. The house is a craftsman/ranch-style home with wood board and batten siding. The home is also oriented to the north with the front entrance facing the shared-access driveway. The proposed FAR for Parcel C is 11.2%

ANALYSIS

Site Development Standards

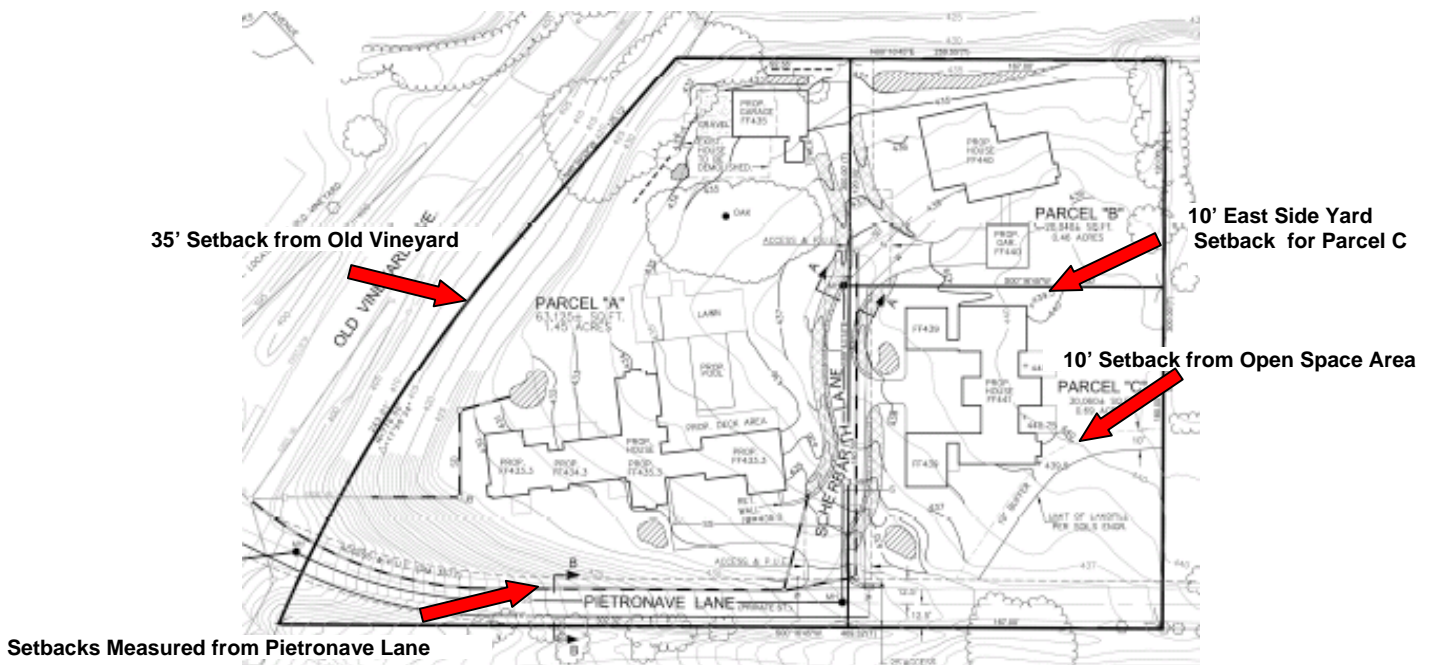
The Specific Plan land use designation for the subject property is Low Density Residential and Open Space. The open space portion is the site of an old landfill located on the southwestern corner of the subject property. The open space portion will be fully located on proposed Parcel C. Staff has added a condition of approval requiring the applicant to establish an open space management plan, Wildland Fire Protection Plan, conservation easement, and maintenance association in conformance with the Specific Plan requirements for Open Space Area.

The majority of the subject property is zoned Low Density Residential (LDR). The proposed site development standards proposed for the subject development are in conformance and/or meet the intent of those set forth in the Specific Plan.

	Specific Plan	Parcel A	Parcel B	Parcel C
Lot Size (sqft)	≥ 20,000	64,848	20,040	30,130
Lot Width (ft)	≥ 120	± 197	120	180
Lot Depth (ft)	≥ 120	300	167	167
Primary Building Standards (ft)				
Front Setback	≥ 30	30 ⁽²⁾	30	30
Side Setback	≥ 15	20/35 ⁽¹⁾	15	10/20 ^(2,3)
Rear Setback	≥ 30	30	30	30 ⁽³⁾
Building Height	≤ 30	30	30	30
Accessory Structure Standards				
Side and Rear Setbacks	≥ 10	10	10	10
Height	≤ 25	25	25	25
Floor Area Ratio	Per PUD plan	≤ 20% ⁽⁴⁾	≤ 20% ⁽⁴⁾	≤ 20% ⁽⁴⁾
Max. House Square Footage	Per PUD plan	5,000	5,000	5,000

- (1) No building shall be permitted within 35 feet of the existing Vineyard Avenue right-of-way. No development shall be permitted on slopes greater than 10%.
- (2) Setbacks shall be measured from the existing Pietronave Lane right-of-way.
- (3) No building shall be permitted within 10 feet of the open space designated area.
- (4) Garage area in excess of 400 square feet shall be included in the floor area ratio calculation.

There are four exceptions in the proposed site development standards to the general site development standards as listed in the Specific Plan. The first, as required by the Specific Plan is a 35-foot setback along the existing Vineyard Avenue right-of-way. Staff has also proposed that no structures be permitted on slopes greater than 10%. This would apply to the northern side yard setback for Parcel A. The Specific Plan also requires a minimum 20-foot street side yard setback on corner lots. Currently, Pietronave Lane runs along the western edge of proposed Parcels A and C. Staff therefore has proposed that the front yard setback for Parcel A and the portion of the western side yard setback not contained within the Open Space area and related 10-foot buffer (see below) for Parcel C are measured from the existing Pietronave Lane right-of-way. The third modification from the general site development standards is the proposed minimum 10-foot setback from the designated open space. This will increase portions of the rear and western side yard setback for Parcel C.



The fourth exception is a minimum 10-foot eastern side yard setback for Parcel C. The Specific Plan states, “The site development standards (lot size and dimensions, building setbacks, building height, and accessory structures) shall be applied through the City’s PUD development plan approval process and *may vary for unusual site conditions as long as any new standards are consistent with the intent of the Specific Plan* (emphasis added).” Approximately 25% of Parcel C’s area is located within an Open Space district where no development is permitted. The location of the open space area at the southwestern corner of the parcel constrains development to the eastern portion of the property. The parcel is further constrained on the west since Pietronave Lane runs through the edge

of the property. Due to these physical constraints, staff supports a reduction in the eastern side yard setback for Parcel B. The reduction still meets the intent of the Specific Plan, in that it is an “internal setback” that will primarily impact Parcel B to the east and will not have any impact on neighboring developments, nor will it be noticeable from any public right-of-way.

Permitted and Conditional Uses

The proposed PUD is subject to the permitted and conditional uses of the Residential and Open Space designations of the Vineyard Avenue Corridor Specific Plan.

Design Review

The Specific Plan requires that homes in the Low Density residentially zoned lots in Subarea 1 are designed to reflect traditional architectural styles and adjusted to conform to the natural character of the site. The proposed homes are designed in vernacular farmhouse and craftsman styles. Consistent with the Specific Plan, the roof forms and lines are articulated by a series of levels and planes to reflect the irregular forms of the surrounding natural features. The exterior building surfaces use natural wood siding and are proposed to be medium to dark earthtone in color. All windows and doors are wood, with stain or paint finish and the window. Set up on a bluff overlooking Vineyard Avenue, the three homes are sited to create a seamless transition to adjacent neighboring developments, while simultaneously preserving individual space and identity.

Green Building Measures

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 (Resources, Energy, and Indoor Air Quality/Health) required for a Certified Rating. The applicant has submitted the required Build It Green single-family green point checklist for each home in the proposed development and has proposed a design incorporating 56 points for each home. 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.

Grading Plan

The majority of the subject site has a minimal slope (<3%), therefore minimal grading is proposed for the proposed development. Newly graded areas will not exceed 3:1 slopes and all finish grading will have positive drainage. Runoff will be retained on-site using best management practices. Roof runoff will be conveyed to detention ponds or surface sheet flow, road runoff will flow into vegetated swales, and site runoff will be conveyed to surface sheet flow or by area drains to detention ponds. All runoff will percolate into the ground within 48 hours. The applicant has been working with the Engineering De-

partment to ensure proper grading and drainage requirements are satisfied. No grading will occur within 5 feet of the heritage oak tree's dripline.

Soils Investigation Report

The Specific Plan requires a site-specific soils study to be completed for new development in the Plan Area in order to evaluate any necessary geotechnical mitigation measures. Staff is requiring a soils report be provided prior to issuance of a building permit. The soils report will provide the necessary mitigation measures and construction procedures to be carried out through construction. The mitigation measures and construction procedures will need to be incorporated in the project's design. The City Engineer will review the geotechnical report for adequacy.

Noise, Dust, and Vibration

The Specific Plan lists the subject lot as having projected off-site noise level impacts (day/night average) in excess of 60 dBA. Consistent with the Specific Plan, an effort has been made to locate sensitive outdoor recreation areas on the south side of homes, to the greatest extent possible. The Specific Plan also requires all new homes on the property to be constructed with a fresh-air ventilation and/or air-conditioning system that allows residents to maintain closed windows for noise and dust control. All windows facing the RMC Lonestar plan shall be dual-paned. In addition, the Specific Plan requires that the recorded deed of sale for all lots state the property is in an area subject to excessive noise, dust and vibration levels; that all lots shall include a noise/dust/vibration easement in the recorded deed of sale and a related disclosure statement as well as a disclosure statement indicating the close proximity of the Plan Area to the Livermore Municipal Airport. Staff has included conditions of approval to address these Specific Plan requirements.

Landscaping

The Specific Plan outlines specific landscaping guidelines for new developments within the Plan Area. Fire-safe landscaping techniques will be used for this development. Large fast growing shrubs are proposed to be located near the residences, and the major slope along Vineyard Avenue will be planted with low growing shrubs. Trees will be planted to cast shade on the residences' south and west façades. Except for the sod areas, the proposed irrigation is low water use drip or micro-spray heads. The applicant has submitted a preliminary landscaping concept consistent with the guidelines, but the homeowners have made a request to submit a more detailed landscaping plan at a later date in order to have time to adequately plan the layout. Staff supports this request for these custom homes and has added a condition to the project requiring the applicant to submit a detailed landscaping plan for review and approval by the Planning Director prior to building final.

Fencing

The Specific Plan has established fencing guidelines for the Plan Area. Site perimeter and other outlying fencing in these areas is to remain visually open (e.g., split-rail or wire-

mesh) in order to minimize the visual “ribbon-like” effect of fencing on the hillsides. The applicant has proposed a 4-foot split post fence to line the east and west portions of the site. Pool fencing will be installed per the California Building Code requirements.

PUBLIC NOTICE

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 February 1, 2007. As of the writing of this report, staff has received no public comment.

FINDINGS

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

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

The proposed development, as conditioned, meets all applicable City standards concerning public health, safety, and welfare including vehicle access, geologic and flood hazards. The proposed development is designed to be compatible with the adjacent land uses and conforms to all relevant policies and programs of the General Plan and Vineyard Avenue Corridor Specific Plan. Full public street infrastructure, water, storm, and sanitary sewer lines are present to serve the proposed development. Staff therefore believes this finding can be made.

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

The Vineyard Avenue Corridor Specific Plan was developed to implement the City’s General Plan for the Vineyard Avenue area. The Vineyard Avenue Corridor Specific Plan has been found to be consistent with the General Plan policies including development outside 100-year flood zone areas and on stable soils; construction of homes that respect existing residential neighborhoods; development that does not create adverse traffic impacts; and density consistent with surrounding properties. Based on the analysis contained in the staff report, staff believes that, as conditioned, the proposed development is consistent with both the General Plan and the Vineyard Avenue Corridor Specific Plan. This finding can therefore be made.

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

Located on a bluff over Vineyard Avenue, the proposed development is thoughtfully sited to minimize visual impacts on neighboring properties and public right-of-ways. The development plan works with the natural topographic features to minimize grad-

ing. The homes are well designed, architecturally consistent with the Specific Plan's guidelines, and will blend well with neighboring developments. 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.

As previously mentioned, minimal grading is required as part of development approval. The development is prohibited on the steep portion of the lot and has been concentrated on the relatively flat terrain. Staff has conditioned the project to be designed with the best engineering practices to avoid erosion, slides, or flooding. The property is not within the Alquist-Priolo earthquake study area or within the FEMA-designated 100-year floodplain. Staff believes that through the proposed conditions, the grading and drainage plan will adequately address and mitigate any issues. This finding can therefore be made.

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

As conditioned, the proposed development of the site has been designed to be consistent with the Vineyards Avenue Corridor Specific Plan. Access to the site is off of Pietronave Lane, thereby creating no additional encroachment (e.g. curb cuts) into the public right-of-way. The building pads have been designed to follow the site's natural contours, which helps minimize the visibility and reduce the amount of grading necessary to construct the residences. The buildings' design and orientation reduce their visibility from the public view. In addition, the heritage oak tree is being preserved and incorporated into the development plan design. Staff believes this finding can therefore be made.

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

Through the provisions of the Vineyard Avenue Corridor Specific Plan and the proposed conditions of approval, staff believes that all public safety measures have been addressed. Access to and from the development is off of Pietronave Lane, which is a private road and not a busy public street. The homes have been sited off the steep portion of the property, thereby preventing slope degradation as well as providing a noise buffer from Vineyard Avenue sited below. This finding can therefore be made.

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

The Vineyard Avenue Corridor Specific Plan serves as the primary land use and infrastructure regulatory guide for development of the Vineyard Corridor area. The purpose of the Plan is to establish a unique environment that features a variety of agricultural, residential, open space, recreational, educational, and other uses. The design guidelines outlined in the Specific Plan are intended to assist developers and home-

owners in the preparation of plans for new construction in a manner that is consistent with the unique character of the Vineyard Corridor. The proposed PUD plan substantially conforms to the design guidelines and requirements of the Specific Plan. This finding can therefore be made.

ENVIRONMENTAL ASSESSMENT

Environmental review for the proposed project was undertaken with the Final Environmental Impact Report (EIR) approved by the City Council for the Vineyard Avenue Corridor Specific Plan in conformance with the standards of the California Environmental Quality Act (CEQA). There are no substantial changes to the project or to the circumstances under which the project is being undertaken that involve new significant environmental effects or that substantially increase the severity of previously identified effects. . No further environmental assessment is therefore required.

CONCLUSION

Staff believes that as conditioned, the proposed PUD is in keeping with the themes, policies, and requirements of the Vineyards Avenue Corridor Specific Plan and the surrounding area. The proposed site development standards have been created in accordance with the intent of the Specific Plan. The development of this PUD would therefore be carried out in a manner that preserves the rural character desired for Vineyard Avenue. Staff believes that the proposed project would be an attractive addition to the Vineyard Avenue neighborhood and merits a favorable recommendation from the Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

1. Find that the proposed PUD development plan is consistent with the General Plan and Vineyard Avenue Corridor Specific Plan and the purposes PUD Ordinance;
2. Make the PUD findings as listed on pages 7-9 of this staff report; and
3. Adopt a resolution recommending approval of Case PUD-60, subject to the development plan as shown on 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 review.

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