



Planning Commission Revised Staff Report

December 27, 2006
Item 6.a.

SUBJECT: Vesting Tentative Subdivision Map 7721

APPLICANT: Ponderosa Homes

PROPERTY

OWNER: Mel and Carol Lehman (3157 Trenerly Drive) and William and Kathryn Selway (2313 Martin Avenue)

PURPOSE: Application of a vesting tentative map to subdivide an approximately 19.83-acre site from two parcels into 27 parcels consisting of 25 new building parcels and two parcels to provide for existing single-family detached homes.

GENERAL

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

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

LOCATION: 3157 Trenerly Drive and 2313 Martin Avenue

ATTACHMENTS:

1. Location Map.
2. Exhibit “A”, dated “Received December 5, 2006”.
3. Exhibit “B”, Draft Conditions of Approval, dated December 13, 2006.
4. Exhibit “C”, “Rodent Control Program Design For Ponderosa Homes”, prepared by Charles Beesley, Ph.D., CBSD Consulting, dated August 23, 2006.
5. Exhibit “D”, Dust control plan.

I. BACKGROUND

At its public hearing held on October 3, 2006, the City Council introduced Ordinance No. 1940 approving PUD-50, the PUD Development Plan for the proposed development of the approxi-

mately 19.83-acre Lehman/Selway properties, facing the north side of Cameron Avenue (3157 Trenergy Drive and 2313 Martin Avenue).

Ponderosa Homes has now submitted its request for approval of Vesting Tentative Subdivision Map 7721 that will subdivide the Lehman/Selway property into 27 lots; 25 parcels for new building lots and to provide 2 parcels reserved for the existing home sites of the Lehman and Selway families. A portion of the site will be transferred to the adjacent easterly seven property owners adjacent to the subject site which front on Palmer Drive neighbors for incorporation into their properties.

The project is before the Planning Commission for action. The Planning Commission has the decision-making authority to review the project determining its consistency with the approved PUD Development Plan and with the Subdivision Map Act. The Planning Commission's decision is final and will not be forwarded to the City Council unless appealed.

II. PROJECT DESCRIPTION

The proposed Vesting Tentative Subdivision Map 7721 would allow the subdivision of the two existing parcels into 27 parcels; 25 new parcels will be created and provision for the two home sites for the Lehman/Selway families. Public infrastructure improvements covered by this application would include the reconstruction of a portion of Cameron Avenue following the curvilinear alignment approved under PUD-50, installation of sidewalks along the entire north side of Cameron Avenue, and the installation of utilities necessary to provide service to the site.

III. ANALYSIS

The proposed lot pattern, street alignment, curbing, sidewalk placement and materials, modifications to Cameron Avenue and stormwater pretreatment measures reflect the approval of PUD-50. Where conditions have required minor modifications in the implementation of City required conditions per Exhibit "C", for example, the layout remains consistent with the October 3, 2006 approval by City Council. Below are the various specific issues that were requested by City Council to be addressed at the time of Tentative Map Approval.

PUD Development Plan Conditions for the Tentative Subdivision Map

The Planning Commission and City Council required various conditions be fulfilled at the time of the Tentative Subdivision Map submittal. These specific conditions are reflected in Exhibit "C". Staff has verified that these conditions have been met thereby completing the application for consideration by the Planning Commission. Those specific conditions will also remain in forces as a function of the approved PUD conditions and further referenced in condition number 1 to ensure that compliance of those conditions remain effective.

Traffic Calming

The City's traffic engineer met with the concerned neighbors on this question. The applicant is required to install a "speed table" at the Cameron Avenue/Martin Avenue intersection, and to contribute the sum of \$10,000 to the City for use by the City for the installation of future traffic calming measures if needed. Upon the request of a speed study by the applicant two years after 50% of the homes are occupied, any unused portion of the \$10,000 payment may be repaid back to the if further traffic calming is determined not to be needed.

Dedication

As required by PUD-50, the right-of-way required for the construction of Cameron Avenue following the curvilinear alignment will be conveyed to the City upon recordation of the Final Subdivision Map. As stated by PUD-50, the surplus street right-of-way on the south side of the realigned Cameron Avenue will be offered to the property owners. If not accepted by an owner, the right-of-way will remain with the City.

The City proposed that the excess right of way that is accepted by the property owners be minimally landscaped so as to enhance the streetscape for both the existing property owners and the Ponderosa development. At the time these discussions ensued there did not seem to be an interest in this being conditions by the residents. The level of landscaping was intended to be quite simple allowing for at least sod to extend the existing yard areas. Ponderosa has indicated a willingness to continue those negotiations should there be interest.

Grading

The proposed grading plans is consistent with the conceptual grades shown on the PUD Development Plan with minimal adjustments required by the City Engineer. These changes are shown on the map and, for that reason, are covered by a draft condition of approval. Staff considers this plan to be conformance to the PUD development plan.

Vermin Abatement

The residents had expressed concern that construction would cause migration of vermin currently residing on the site to other neighboring properties. As a result of this discussion the applicant was conditioned to provide an abatement plan to mitigate this issue. A vermin abatement and dust control plan was submitted for review by staff along with the Tentative Subdivision Map. The vermin abatement plan appears to provide adequate vector control and abatement procedures to be initiated prior to the onset of mobilization. Staff has referenced a condition of approval.

Lots 18 and 19

The houses on Lots 18 and 19 must be moved closer to the north property lines of these lots to provide a 20-foot separation between their driveway aprons and the curb returns from Cameron Avenue to Street “A”. The house on Lot 18 can be moved five feet to the north thereby achieving the 20-foot separation. The house on Lot 19 can be moved to within 15 feet of the north property line – the minimum interior building setback – increasing the distance from the curb return to approximately 19 feet, which is acceptable to staff. This wording is reflected in Exhibit “B”.

Sewer Share

The applicant is required to pay a pro-rata share of the cost to upgrade the following sanitary sewer lines:

- Stoneridge Drive between Santa Rita Road and Kamp Drive – Upgrade the existing 12-inch line to a 15-inch, approximately 2400 feet.
- Santa Rita Road at the Arroyo Mocho – Installation of a parallel sanitary sewer siphon under the Arroyo Mocho.

The applicant’s share is 3.2 percent of these improvements or \$32,000. The fee is due prior to the approval of the final map.

Dust Control Plan

Dust is considered to be a short-term construction impact that was addressed during the CEQA initial study. As a part of the PUD approval, the project was conditioned to provide a Dust Control Plan. Mitigations during construction often include watering, keeping the streets cleaned and covering debris that leaves the site. Therefore, staff recommends the following dust control measures:

- That the applicant shall establish a watering schedule for the development with, minimally, watering the site in the morning and afternoon and having water trucks precede the grader/scrapers to continuously water the site as grading is being done.
- That the applicant shall schedule street sweepers to clean the haul route minimally twice in the morning and twice in the afternoon.
- That the applicant shall engage in the cleanup of surrounding properties including, but not limited to, power-washing, pool cleaning, etc., as required by the City Engineer upon investigation.

Conditions of approval have been provided in Exhibit “B”.

IV. PUBLIC COMMENT

Public notices were sent to property owners living in an area generally defined by a portion of Stoneridge Drive, Martin Avenue, Mohr Avenue, Katie Lane, Rheem Drive, and Oakland Avenue. Staff has not received any written communications on this development.

V. VESTING TENTATIVE SUBDIVISION MAP FINDINGS

The Zoning Ordinance of the Pleasanton Municipal Code sets forth the purposes and the “considerations” to be addressed in reviewing a Vesting Tentative Subdivision Map. The Planning Commission must make the following findings that the proposed tentative subdivision map conforms to the purposes of the Pleasanton Municipal Code, before making its action.

1. The proposed vesting tentative subdivision map is consistent with the Pleasanton General Plan.

The PUD Development Plan that the proposed vesting tentative subdivision map is based on was found by the City Council to be consistent with the Pleasanton General Plan. The subdivision map and its improvements are consistent with the Council-approved development plan and satisfactorily implement the applicable conditions and requirements imposed by the City Council with its approval.

Therefore, staff believes that this finding can be made.

2. The subject property/project site is physically suitable for this type of development and density.

Project construction would involve site grading and alteration of existing topography. No existing drainage courses would be altered. Existing trees to be removed would be mitigated in accordance with the development plan approval.

Therefore, staff believes that this finding can be made.

3. The design of the subdivision and improvements covered by the proposed vesting tentative subdivision map will not cause substantial environmental damage and avoidably injure fish and/or wildlife or their habitat.

- Grading has been designed to reflect existing topographic conditions, minimize impacts on adjoining properties, and to be consistent with the requirements and geotechnical report recommendations that have been prepared for the proposed project. All lots will be designed to drain to the face-of-curb with the storm water runoff directed into public bio-retention swales for pretreatment before entering City storm drains.

- Adequate access is provided to all structures for police, fire, and other emergency vehicles.

Therefore, staff believes that this finding can be made.

4. The design of the proposed subdivision is not likely to cause serious public health problems.

The proposed project, including the recommended conditions of approval, meets all applicable City standards pertaining to public health, safety, and welfare, e.g., vehicle access, geologic hazards, and flood hazards. All public safety measures are addressed through provisions of approval of the development plan and conditions of approval for the tentative subdivision map.

Therefore, staff believes that this finding can be made.

5. The design of the subdivision or its related improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

- The subject property is not covered by any extant public access easements that would have to be maintained with the proposed subdivision.
- A public sidewalk will be constructed on the north side of Cameron Avenue as required by PUD-50, the approved PUD development plan.

Therefore, staff believes that this finding can be made.

VI. ENVIRONMENTAL ASSESSMENT

Environmental review for Vesting Tentative Subdivision Map 7721 is covered by the Initial Study/Mitigated Negative Declaration approved by the City Council with PUD-50. For this reason, no separate environmental document accompanies the Planning Commission staff report for this item.

VII. CONCLUSION

Staff believes that the proposed subdivision is well designed, in keeping with the requirements of the previously approved PUD Development Plan, i.e., reconstruct Cameron Avenue with a curvilinear alignment for traffic calming; include bio-swales to treat its stormwater runoff, etc. The proposed project has been refined, following the direction provided by the City Council. Staff, therefore, believes that the proposal merits a favorable action by the Planning Commission.

VIII. STAFF RECOMMENDATION

Staff recommends the Planning Commission approve Vesting Tentative Subdivision Map 7721 by taking the following actions to approve the project as recommended by staff.

1. Make the finding that the proposed vesting tentative subdivision map is covered by the approved negative declaration for PUD-50;
2. Make the finding that the proposed vesting tentative subdivision map is consistent with the Pleasanton General Plan;
3. Make the subdivision map findings as stated in the Planning Commission staff report; and,
4. Approve Vesting Tentative Subdivision Map 7721 subject to the draft conditions of approval stated in Exhibit "B".

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