



Memorandum

TO: PINOLE PLANNING COMMISSION
FROM: ANNE HERSCH, AICP, ASSOCIATE PLANNER
SUBJECT: DR 09-07 1431 NOB HILL AVE. NEW SINGLE-FAMILY HOME
DATE: MAY 24, 2010

Property Owner/ Applicant: Sandra Tostado 2828 Clinton Ave. Richmond, CA 94804	Representative: BM Blueprints Brenda Munoz 2619 Lowell Ave. Richmond, CA 94801
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PROJECT: 1431 Nob Hill New Single-Family Home FILE: DR 09-07 LOCATION: 1431 Nob Hill Ave. APN: 402090-011 ZONING: R-1 Single-Family Residential GP LU: Low Density Residential PLANNER: Anne Hersch
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REQUEST

The applicant is seeking Design Review approval for a new 2,967 sq. ft. single-family home at 1431 Nob Hill Ave.

STAFF RECOMMENDATION

Adopt Resolution 10-07 approving the Design Review request for a new single-family home at 1431 Nob Hill Ave., with project conditions.

SITE LOCATION



Direction from Project Site	Land Use
North	Single-Family Residential
West	Single-Family Residential
South	Single-Family Residential
East	Single-Family Residential

Figure 1. Site Location

BACKGROUND

The Planning Commission previously reviewed two (2) proposed single-family homes for 1431 & 1445 Nob Hill Ave. in 2007. The proposed drawings at that time were sent to a Design Review Subcommittee who worked with the applicant and architect to create a more compatible home design, reflective of the neighborhood character. The applicant at that time never activated a building permit, and ultimately went through foreclosure in 2008. The current applicant purchased the lots from US Bank in August 2009 and is proposing to develop one lot (1431 Nob Hill Ave.) and leave the other vacant (1445 Nob Hill Ave.).

PROJECT DESCRIPTION

The applicant is seeking Design Review approval for a new single-family home at 1431 Nob Hill Ave. The proposed home will be two-stories, approximately 28 ft. in height, with four (4) bedrooms and two and half (2.5) baths. The proposed home is approximately 2,967 sq. ft. in area (including the garage) and will be developed on a 6,250 sq. ft. lot. The lot coverage for the proposed home is 30.07 %.

The property owner owns two lots, 1431 & 1445 Nob Hill Ave. Development is proposed only for the lot addressed at 1431 Nob Hill Ave. However, both lots will share decorative metal perimeter fencing painted white, with the adjoining vacant lot serving as a usable yard to the residence.

Story poles have been installed on-site to illustrate proposed building elevation.

ANALYSIS

Any new single-family residential construction in the City must comply with the Residential Design Guidelines criteria for new residential construction. There are four components of criteria which must be satisfied for approval of a new-single family home.

Design Component 1: Basic Site Planning: Placement of House, Garage, and Driveway

Approval Criteria:

- *Building placement shall be configured to support the neighborhood's existing site patterns, including building location, setbacks and yard areas.*
- *The driveway and the garage shall be secondary to the livable portions of the house, landscaping and pedestrian entry as seen from the street.*

The proposed home satisfies the setback requirements of the Pinole Municipal Code, and has a proposed 48 ft. rear yard setback. The proposed home location on the lot is similar to the surrounding properties.

The driveway is flanked by succulent perennial plants on the east side and decorative stamped concrete path to the front door and related planting scheme on the west side. The driveway will be brushed concrete and occupies approximately 32% of the front yard. This is well within the requirements of the 60% maximum of front yard paved area.

Design Component 2: Neighborhood Compatibility for Height, Mass and Scale

Approval Criteria:

- *The scale, mass and height of a new house or a second/upper story addition shall be compatible with the existing neighborhood pattern specifically in relation to height and massing of adjacent homes.*

The proposed home is two-stories with a maximum height of 28 ft. Varied relief is shown on the project plans with varying roof line details on all four elevations. Pitched roof details further alleviate massing of the home and are also cantilevered on the east and west elevations. Belly band details are also provided on the east and west elevations of the home.

The surrounding neighborhood primarily includes single-story homes constructed in the 1950s. However, the applicant has designed the house utilizing the Residential Design Guidelines and has designed the house to account for previous neighborhood concerns from prior project review including building height and massing.

Design Component 3: Building Design: Architectural Style and Form

Approval Criteria:

- *Architectural style of the house shall enhance the character of the neighborhood.*
- *The architectural form of the house shall be carefully designed to articulate the style of the house.*
- *Roof profiles shall define the form, scale and proportion of the home and reduce bulk.*
- *Consistent pattern and application of exterior materials shall be used on new homes and additions in order to enhance the appearance and character in the existing neighborhood.*
- *Facades facing the street shall be designed to include architectural elements that relate to the human scale and add visual interest.*

Column details and bay windows are proposed for the front elevation, making it proportional to human scale elements. Roof profiles have been designed to vary on all elevations to reduce bulk and massing of the home. Additionally, this creates visual interest. The home is proposed to be stucco and painted "Saltillo" a reddish brown color. Windows will include wrap foam details and will be painted "Terracotta," a light beige color. The roof is proposed to be 30 year asphalt composition shingle material.

Design Component 4: Privacy and Solar Access

Approval Criteria:

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- *The size, placement and orientation of second story windows and decks shall take into consideration the impact on privacy and solar access of adjoining residential properties.*

The total number of second story windows proposed for the home is twelve (12). Four (4) large windows will be featured on the front elevation. Three (3) windows are proposed for the rear elevation, with two being a moderate size and one window being substantially smaller. Three (3) windows are proposed for the right elevation with two being moderate size and one being very small. The left elevation features two (2) windows, one moderate size and one that is small. Since the adjacent land on either side of the home is vacant, privacy intrusion is not expected to be an issue.

ENVIRONMENTAL REVIEW

The project is Categorically Exempt per Section 15332 "In-Fill Development" of the California Environmental Quality Act Guidelines.

ATTACHMENTS

- A. Resolution with Exhibit A: Conditions of Approval
- B. Project Exhibits: Project Plans date stamped received March 11, 2010 & Photos of the existing site w/story poles

**ATTACHMENT A
PLANNING COMMISSION RESOLUTION 10-07**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PINOLE APPROVING A DESIGN REVIEW REQUEST FOR A NEW 2,967 SQ. FT. SINGLE-FAMILY HOME AT 1431 NOB HILL AVE. (APN: 402-090-011) (DR 09-07)

WHEREAS, BM Blueprints entered (hereinafter referred to as applicant) filed an application with the City of Pinole (hereinafter referred to as City) for Design Review request (DR 09-07) for 1431 Nob Hill Ave. (APN: 402-090-011) in accordance with Title 17 of the Pinole Municipal Code; and

WHEREAS, the Planning Commission of the City of Pinole is the appropriate authority to hear and take action on this project; and

WHEREAS, the Planning Commission of the City of Pinole finds that in accordance with the California Environmental Quality Act, the project is Categorically Exempt per Section 15332 of the California Environmental Quality Act, In-Fill Development; and

WHEREAS, a notice of public hearing was distributed to all property owners within 1,000 ft. of the project site and a notice was published in the May 14, 2010 edition of the West County Times as required by City Ordinance 2006-02 and Government Code Section 65090; and

WHEREAS, after the close of public hearing, the Planning Commission considered all public comments received both before and during the public hearing, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed development; and

WHEREAS, the Planning Commission finds, after due study, deliberation, and public hearing, that the proposed home design for 1431 Nob Hill Ave. satisfies the Residential Design Guidelines as described in the staff report dated May 24, 2010;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Pinole hereby approves DR 09-07 as provided in the staff report, and subject to the Conditions of Approval attached as Exhibit A to this Resolution.

PASSED AND ADOPTED by the Planning Commission of the City of Pinole on this 24th day of May 2010, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

Winston Rhodes, AICP, Planning Manager

EXHIBIT A: CONDITIONS OF APPROVAL DR 09-07 1431 NOB HILL AVE. NEW SINGLE-FAMILY HOME



		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
1.	The project shall be constructed in substantial compliance with the approved drawings stamped March 11, 2010 for 1431 Nob Hill Ave. New Single-Family Home Design Review, DR 09-07 as approved by the Planning Commission on May 24, 2010, unless otherwise amended.	On-Going	Planning	
2.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
3.	<p>A. All building permit drawings and subsequent construction shall substantially conform with the approved planning application drawings. Any modifications must be reviewed by the Planning Manager who shall determine whether the modification requires additional approval of the Planning Commission or City Council.</p> <p>B. All conditions of approval for this project shall be included on the cover page of the building permit drawings submitted to the Building Department.</p>	On-Going	Planning	
4.	Failure to obtain prior approval to modify the approved plans may result in having to pay double the original planning application permit fee and/or withholding of the occupancy permit until such time as the modification(s) to the plans has been reviewed by the Planning Commission.	On-Going	Planning	

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<p>5. The perimeter of the site shall be fenced during construction. Security lighting, alarm system, surveillance cameras and patrols shall be employed as necessary to the satisfaction of the Police Department. A temporary address sign of sufficient size and color contrast to be seen during nighttime hours with existing street lighting is to be posted on subject site perimeter. The applicant shall file a Pinole Police Department Emergency Contact Form prior to any phase of construction that will provide 24-hour phone contact numbers of persons responsible for the construction site. Good security practices shall be followed with respect to storage of building materials and storage of tools at the construction site.</p>	On-Going	Police Department	
<p>6. The following provisions to control noise and dust shall be followed during site excavation and building construction:</p> <ul style="list-style-type: none"> A. Site excavation (grading) activities are restricted to between 7:00A.M. and 5:00 P.M., Monday through Friday. B. Earth haul and materials delivery to and from the site will be prohibited between the hours of 7:30 - 8:30 A.M. and 4:00 - 5:00 P.M. C. All construction vehicles should be properly maintained and equipped with exhaust mufflers and meet State and Federal standards. D. Newly disturbed soil surfaces shall be watered down regularly by a water truck maintained on site during all day light hours and construction grading activity shall be discontinued in wind conditions 	On-Going	Public Works	

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	greater than 10 miles per hour.			
	E. Construction activities shall be scheduled so that paving and foundation placement begin immediately upon completion of grading operation.			
	F. All excavated or silty materials shall be covered with a tarp during transit to and from the site.			
7.	PERMITS REQUIRED BY OTHER AGENCIES - The applicant shall obtain all permits that may be required by utility companies. This includes but is not limited to the East Bay Municipal Utility District and Pacific Gas & Electric Company. If project is within jurisdiction of any of these agencies, verification of permit or waiver of permit must be submitted to the Building Department prior to issuance of any City permits. If the City is required to be party to the permit and an application and fee is required, the applicant shall reimburse the City for its cost.	Prior to Issuance of Any Permit	Building/Public Works	
8.	Per Section 15.36.250 of the Pinole Municipal Code, the developer is permitted to conduct construction activities from 7am-6pm Monday-Friday and 8am-5pm on Saturdays. Construction on Sundays is prohibited. If this provision is found to be violated, the developer may be subject to citation and construction suspension.	On-Going	Community Development Department	
	Prior to Grading Permit or Improvement Plan Approval			
9.	DRAINAGE - All drainage shall be directed to the public street with a minimum grade of two (2) percent over landscaped areas and one-half	Prior to Issuance of	Public Works	

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	(1/2) percent over paved areas and shall be displayed on the grading plans. Where necessary, sidewalk drains shall be provided to direct the water under the sidewalk and through the curb.	Grading Permit		
10.	The project plans shall include storm water measures for the operation and maintenance for review and approval by the City Engineer. The plans shall include Best Management Practices and an erosion control plan.	Prior to Issuance of Grading Permit	Public Works	
	Prior to Issuance of Building Permits			
SC1.	The applicant shall submit a copy of the property survey report to the Building Department as part of the permit application/plan check review process.	Prior to Issuance of Building Permits	Community Development	
SC2.	The applicant shall submit a final landscape plan that complies with the City's Water Efficient Landscape Ordinance requirement. The plans shall be reviewed by the Community Development Department prior to issuance of Building Permit	Prior to Issuance of Building Permits	Community Development	
SC3.	One street tree shall be provided for the proposed residence. The street tree shall be a minimum of fifteen (15) gallon size. The tree selected shall be deep rooted and drought tolerant. The location and species shall be shown on the final landscape plan to be reviewed by the Community Development Department.	Prior to Issuance of Building Permits	Community Development	
SC4.	The residential lot shall have completed grading and which must be inspected by the Public Works Department prior to issuance of Building Permit.	Prior to Issuance of Building Permits	Public Works	

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11.	SUBREGIONAL TRANSPORTATION MITIGATION PROGRAM (STMP) FEE-Prior to issuance of a building permit for new construction the applicant shall pay the applicable STMP fee, as per Chapter 16.30 of the Municipal Code.	Prior to Issuance of Building Permits	Community Development	
12.	SCHOOL, GROWTH AND PARK IMPACT FEES - Prior to issuance of a building permit, the applicant shall pay all applicable school, growth (as per Chapter 3.20 of the Municipal Code) and park (as per Chapter 16.28 of the Municipal Code) impact fee. The applicant shall provide the original white copy of the receipt as issued by the West Contra Costa Unified School District.	Prior to Issuance of Building Permits	Community Development	
13.	PERMITS, BONDS, AND INSURANCE - The applicant shall obtain an encroachment permit, posting the required bonds and insurance, for all work to be done in the City's right-of-way. This encroachment permit shall be obtained prior to the issuance of a building permit and prior to any work being done in the City's right-of-way.	Prior to Issuance of Building Permits	Public Works	
14.	MATERIAL HAULING - The applicant shall submit a proposed material hauling route and schedule. The City Engineer prior to issuance of a building or site development permit shall approve said submittal. All material hauling activities including but not limited to, adherence to approved route, hours of operation, dust control and street maintenance shall be the responsibility of the applicant (as per Section 15.36.080 of the Municipal Code). Violation of such may be cause for suspension of work.	Prior to Issuance of Building Permits	Public Works	

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15.	WATER SUPPLY SYSTEM - Prior to issuance of a building permit there shall be an approved and tested water supply system capable of supplying the required fire flow as determined by the Fire Chief or Fire Marshall. Water supply system for staged construction shall provide required fire flows at all stages as per Section 903.2 of the Uniform Fire Code.	Prior to Issuance of Building Permit	Fire Department	
16.	CONSTRUCTION PLANS FOR FIRE PREVENTION - Prior to issuance of a building permit, building construction plans and plans for fire extinguishing system shall be submitted to the Fire Prevention Bureau for review and approval as per Section 2.202 of the Uniform Fire Code.	Prior to Issuance of Building Permit	Fire Department	
17.	The applicant shall submit a final lighting plan for approval by the Pinole Police Department prior to the issuance of a building permit. Lighting fixtures shall be of a vandal resistant type. Prior to Foundation Inspection	Prior to Issuance of Building Permit	Police Department	
18.	Prior to the foundation inspection, the applicant shall be required to provide a certification signed by a licensed surveyor/engineer that the top of the slab elevation and building setbacks comply with the City approved plot plan. Prior to Issuance of Occupancy Permit	Prior to Foundation Inspection	Community Development Department	
19.	All roof drains, downspouts, and side and rear drainage shall be connected to an underground system and conveyed to the street by	Prior to Occupancy	Community Development	

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	using a minimum 3 inch diameter smooth-walled pipe.	Permit	Department	
20.	The Planning Manager shall conduct a site visit to review exterior building elevations for architectural consistency with the approved plans.	Prior to Occupancy Permits	Planning	
21.	Final landscape installation shall be reviewed by the Planning Manager to insure consistency with proposed plans.	Prior to Occupancy Permit	Planning	
22.	FIRE EXTINGUISHERS - Prior to issuance of a "Certificate of Occupancy" or final building inspection, an approved fire extinguisher shall be installed as required by the Fire Prevention Bureau as per Section 1002 of the Uniform Fire Code.	Prior to Occupancy Permit	Fire Department	
23.	FIRE PREVENTION FEES AND INSPECTION - Prior to issuance of a "Certificate of Occupancy" or final building inspection, the applicant shall pay all applicable fees in accordance with the Master Fee Schedule, Schedule D, adopted by the City of Pinole and obtain an inspection from the Fire Prevention Bureau. All meetings and inspections require a 48 hour advanced notice as per Section 2.202 and Article 4 of the Uniform Fire Code.	Prior to Occupancy Permit	Fire Department	
24.	ADDRESSING - Prior to issuance of a "Certificate of Occupancy" or final building inspection approved numbers and addresses shall be installed on all buildings in compliance with Section 15.02.050 of the Municipal Code.	Prior to Occupancy Permit	Building	
25.	SIDEWALK, CURB AND GUTTER REPAIR - The applicant shall repair and replace to existing City standards, any sidewalk, curb and gutter that is damaged now or during construction of this project.	Prior to Occupancy Permit	Public Works	