DATE: August 9, 2016

TO: Planning Commission

SUBJECT: PUBLIC HEARING – Moller Ranch/Tassajara Hills Site Development Review Permit for 370 single-family detached residential dwellings and a private clubhouse at 6861 Tassajara Road (APN 985-0001-001-01) (PLPA-2015-00033)

Prepared by: Marnie R. Delgado, Senior Planner

EXECUTIVE SUMMARY:

Toll Brothers, Inc. is requesting approval of a Site Development Review Permit to construct 370 single-family detached residential dwellings. The project will include the construction of single-family dwellings, front yard landscape improvements, a private clubhouse and associated landscape improvements adjacent to the clubhouse. The 226 acre project site has an existing General Plan and Eastern Dublin Specific Plan land use designation, Planned Development zoning, Subdivision Map and Development Agreement that were approved by the City Council on December 18, 2012 and January 15, 2013. The project site is currently being graded to create the residential lots on an 80 acre portion of the site.

RECOMMENDATION:

Staff recommends that the Planning Commission: 1) Receive Staff presentation; 2) Open the public hearing; 3) Take testimony from the Applicant and the public; 4) Close the public hearing and deliberate; and 5) Adopt a Resolution approving a Site Development Review Permit for the construction of 370 single-family detached residential dwellings and a private clubhouse at Moller Ranch/Tassajara Hills.
PROJECT DESCRIPTION:

Background

The Moller Ranch/Tassajara Hills project area is located on the east side of Tassajara Road at the northern City limits. The project location and immediate vicinity is shown in Figure 1 below.

![Figure 1: Vicinity Map](image)

The site is 226 acres with 80 acres designated for Single-Family Residential uses (LDR/SFR); one acre for Semi-Public use (SP); and, one acre for a future City Park (NP). Moller Creek runs through the project area and is designated as Open Space (OS). A public use trail will be constructed on the north side of Moller Creek and will ultimately connect to the future City Park. The remainder of the site is designated as Rural Residential/Agricultural (RR/A). The location of land uses throughout the Moller Ranch project area is shown in Figure 2 below.

![Figure 2: Location of Land Uses at Moller Ranch](image)
The Moller Ranch/Tassajara Hills project was the subject of a General Plan Amendment, Eastern Dublin Specific Plan Amendment, Planned Development Zoning, Vesting Tentative Map, Development Agreement, and Supplemental Environmental Impact Report which were approved by the Planning Commission and City Council in late 2012 and early 2013.

The Planned Development Zoning (Ordinance 1-13) sets forth the land uses, development standards, and the architectural and landscape design guidelines for the future development of the project area. Vesting Tentative Map 8102 (Resolution 12-45) subdivided the project area creating 370 single-family residential lots with three different lot sizes.

The project site is currently being graded and in May 2016, work began to reconstruct the creek culvert that passes underneath Tassajara Road. The culvert replacement project requires a portion of Tassajara Road to be closed while construction is underway. The roadway is expected to reopen in December 2016.

Proposed Project

Toll Brothers, Inc. has submitted an application for a Site Development Review Permit to construct 370 single-family detached dwellings in three lot size product types: 4,500 square foot lots; 5,000 square foot lots; and 5,500 square foot lots (lot sizes were previously approved with the Vesting Tentative Map). On the one acre Semi-Public parcel, the project proposes a 6,000 square foot private clubhouse, outdoor swimming pool and spa, and other outdoor amenities for the future residents of Tassajara Hills.

ANALYSIS:

Site Development Review

This Site Development Review implements the architectural and landscape design guidelines adopted as part of the Planned Development (PD) Zoning for project. As noted above, the project includes three lot size product types (4,500 square foot lots, 5,000 square foot lots and 5,000 square foot lots). The location of the lot size product types throughout the project area is shown in Figure 3 below.

Figure 3: Location of Lot Size Product Type

Each lot size product type includes a variety of floor plans and elevation styles in accordance with the PD design guidelines. Side and rear yard enhancements are provided in accordance
with the Enhanced Lot Key adopted as part of the Planned Development zoning regulations. Enhancements include materials, trim, grid on windows, gable end detailing and/or shutters consistent with elements found on the front elevations.

**4,500 Square Foot Lot Size Product Type**

The 4,500 square foot lot size product type has been designed by Bassenian Lagoni and includes 4 floor plans, 5 elevation styles, and 4 color/material schemes for each elevation style (refer to Exhibit A to Attachment 1, Sheets A.1.0.0 thru A.1.6.5). All of the floor plans are two-story homes with living areas ranging in size from 3,098 square feet to 3,515 square feet. Each floor plan would offer 3 different elevation styles and are further described below. A typical street scene is shown in Figure 4 below.

**Figure 4: Typical Street Scene (4,500 Square Feet)**

![Typical Street Scene (4,500 Square Feet)](image)

**Floor Plans**

Plan 1: The Plan 1 is 3,098 square feet and includes 3 bedrooms, 4.5 baths, a bonus room, casita, an optional fourth bedroom, and a two car garage. It has a covered front porch and a covered outdoor living area to the rear of the home.

Plan 2: The Plan 2 is 3,371 square feet and includes 5 bedrooms, 4.5 baths, a bonus room, and a two car garage. It has a covered front porch and an optional, covered outdoor living area to the rear of the home. An optional covered master suite deck over the outdoor living area is also offered.

Plan 3: The Plan 3 is 3,437 square feet and includes 4 bedrooms, 3.5 baths, a bonus room, and a two car garage. It offers an optional covered outdoor living area to the rear of the home and an option for a covered master suite deck over the outdoor living area.

Plan 4: The Plan 4 is 3,515 square feet and includes 5 bedrooms, 4.5 baths, a bonus room, and a two car garage. It has a covered front porch. The Plan 4 also offers an optional covered outdoor living area to the rear of the home and an option for a covered master suite deck over the outdoor living area.

**Elevation Styles**

Spanish: The Spanish elevation style includes 4 color schemes in a painted stucco finish with 4 variations of 'S' tile concrete roofing. Architectural details include stucco foam trim, wood trim,
shutters, and decorative tiles. The Spanish style also includes arched front entries with a decorative tile surround at the front door, decorative gable end detailing, and iron pot shelf.

Mediterranean: The Mediterranean elevation style includes 4 color schemes in a painted stucco finish with 4 variations of 'S' tile concrete roofing. Architectural details include stucco foam trim, wood trim, shutters, and 3 variations of stone. The Mediterranean style also incorporates multiple arches and decorative columns at the front entry and second story deck. Decorative iron railings enclose the second story deck and Juliette balcony.

Tuscan: The Tuscan elevation style includes 4 color schemes in a painted stucco finish with 4 variations of 'S' tile concrete roofing. Architectural details include stucco foam trim, wood trim, shutters, stone, and 4 variations of brick. The Tuscan style incorporates an arched front entry and emphasizes the use of shutters.

European Cottage: The European Cottage elevation style includes 4 color schemes of painted stucco finish with 4 variations of flat tile concrete roofing. Architectural details include stucco foam trim, wood trim, shutters, 4 variations of stone, and 4 variations of brick. The European Cottage style incorporates a pot shelf and second story Juliette balcony enclosed with a wood railing.

Monterey: The Monterey elevation style includes 4 color schemes of painted stucco finish with 3 variations of flat tile roofing. Architectural details include stucco foam trim, wood trim, shutters, and 2 variations of brick. The Monterey style incorporates a pot shelf and encloses the second story deck with wood railings.

5,000 Square Foot Lot Size Product Type

The 5,000 square foot lot size product type has also been designed by Bassenian Lagoni and includes 4 floor plans, 5 elevation styles, and 4 color/material schemes for each elevation style (refer to Exhibit A to Attachment 1, Sheets A.2.0.0 thru A.2.6.5). All of the floor plans are two-story homes with living areas ranging in size from which range in size from 3,527 square feet to 4,235 square feet. Each floor plan would offer 3 different elevation styles as further described below. A typical street scene is shown in Figure 5 below.

*Figure 5: Typical Street Scene (5,000 Square Feet)*
Floor Plans

Plan 1: The Plan 1 is 3,527 square feet and includes 3 bedrooms, 3.5 baths, a den, and a two car garage. It has a covered front entry and an optional covered outdoor living area to the rear of the home. An optional covered deck over the outdoor living area is also offered.

Plan 2: The Plan 2 is 3,666 square feet and includes 5 bedrooms, 5.5 baths, a loft, an optional sixth bedroom, and a three car garage. It has a side entry and an optional covered outdoor living area to the rear of the home. An optional covered master suite deck over the outdoor living area is also offered.

Plan 3: The Plan 3 is 3,820 square feet and includes 4 bedrooms, 4.5 baths, a den, and a three car garage. It has a covered front entry, a courtyard, and an optional covered outdoor living area to the rear of the home. An optional covered deck over the outdoor living area is also offered. In lieu of the courtyard, the Plan 3 offers a 515 square foot multi-generational unit (Second Unit).

Plan 4: The Plan 4 is 4,235 square feet and includes 5 bedrooms, 5.5 baths, a loft, and a three car garage. It has a covered front entry and an optional covered outdoor living area to the rear of the home. An optional covered deck over the outdoor living area is also offered. In lieu of bedroom 5, the Plan 4 offers a 484 square foot multi-generational unit (Second Unit).

Elevation Styles

Spanish: The Spanish elevation style includes 4 color schemes in a painted stucco finish with 4 variations of 'S' tile concrete roofing. Architectural details include stucco foam trim, wood trim, shutters, and decorative tiles. The Spanish style also includes arched front entries with a decorative tile surround at the front door, decorative gable end detailing, and a Juliette balcony with decorative iron railing.

Mediterranean: The Mediterranean elevation style includes 4 color schemes in a painted stucco finish with 4 variations of 'S' tile concrete roofing. Architectural details include stucco foam trim, wood trim, shutters, and 3 variations of stone. The Mediterranean style offers a variety of front entry treatments including single arches, multiple arches with decorative columns, squared entry and side entry. Decorative iron railings enclose a second story deck and Juliette balcony.

Tuscan: The Tuscan elevation style includes 4 color schemes in a painted stucco finish with 4 variations of 'S' tile concrete roofing. Architectural details include stucco foam trim, wood trim, shutters, stone, and 4 variations of brick. The Tuscan style incorporates a squared or arched front entry and emphasizes the use of shutters.

European Cottage: The European Cottage elevation style includes 4 color schemes of painted stucco finish with 4 variations of flat tile concrete roofing. Architectural details include stucco foam trim, wood trim, shutters, 4 variations of stone, and 4 variations of brick. The European Cottage style incorporates a pot shelf, a second story Juliette balcony enclosed with a wood railing, and wood posts at the covered front porch.

Monterey: The Monterey elevation style includes 4 color schemes of painted stucco finish with 3 variations of flat tile roofing. Architectural details include stucco foam trim, wood trim, shutters, and 2 variations of brick. The Monterey style incorporates wood railings on the second story deck.
The 5,500 square foot lot size product type has been designed by KTGY and includes 4 floor plans, 6 elevation styles, and 4 color/material schemes for each elevation style (refer to Exhibit A to Attachment 1, Sheets A3.0.0 thru A4.3). All of the floor plans are two-story homes ranging in size from 4,494 square feet to 5,161 square feet. Each floor plan would offer 5 different elevation styles as further described below. A typical street scene is shown in Figure 6 below.

**Figure 6: Typical Street Scene (5,500 Square Feet)**

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**Floor Plans**

Plan 1: The Plan 1 is 4,504 square feet and includes 5 bedrooms, 5.5 baths, a bonus room, and a three car garage. It has a covered front entry and an optional covered outdoor living area to the rear of the home. A variety of other options are also offered including a covered or uncovered deck over the outdoor living area or a master bedroom retreat with master suite deck. In lieu of the bonus room, an optional sixth bedroom is offered. The Plan 1 also offers a 437 square foot multi-generational suite (Second Unit). Refer to the project plans for more floor plan options.

Plan 2: The Plan 2 is 4,494 square feet and includes 5 bedrooms, 5.5 baths, a bonus room, an optional sixth bedroom, and a two car garage. It has a covered front entry and an optional covered outdoor living area to the rear of the home.

Plan 3: The Plan 3 is 4,749 square feet and includes 4 bedrooms, 4.5 baths, bonus room, and a two car garage. It has a covered front entry, a courtyard, and an optional covered outdoor living area to the rear of the home. An optional covered deck over the outdoor living area is also offered. In lieu of the fourth bedroom, the Plan 3 offers a 437 square foot multi-generational unit (Second Unit). Refer to the project plans for more floor plan options.

Plan 4: The Plan 4 is 5,161 square feet and includes 5 bedrooms, 5.5 baths, a bonus room and a three car garage. It has a side entry and an optional covered outdoor living area to the rear of the home. A variety of other options are also offered including a covered or uncovered deck over the outdoor living area or a master bedroom retreat with master suite deck.
Elevation Styles

Spanish Eclectic: The Spanish Eclectic elevation style includes 4 color schemes in a painted stucco finish with 4 variations of ‘S’ tile concrete roofing. Architectural details include stucco foam trim, wood trim, and shutters. The Spanish Eclectic style incorporates decorative clay pipes at gable ends, arched windows, wrought iron balcony railings, and a pot shelf with decorative tile.

Mediterranean: The Mediterranean elevation style includes 4 color schemes in a painted stucco finish with 4 variations of ‘S’ tile concrete roofing. Architectural details include stucco foam trim, wood trim, shutters, and 3 variations of stone. The Mediterranean style incorporates arched windows and an arched front entry with enhanced trim surround, decorative wrought iron balcony railings, and a metal pot shelf.

Tuscan: The Tuscan elevation style includes 4 color schemes in a painted stucco finish with 4 variations of ‘S’ tile concrete roofing. Architectural details include stucco foam trim, wood trim, shutters, stone, and 4 variations of brick. The Tuscan style incorporates decorative vents at gable ends, enhanced window and door trim, decorative wrought iron balcony railings, and a decorative metal pot shelf.

European Cottage: The European Cottage elevation style includes 4 color schemes in a painted stucco finish with 4 variations of flat tile concrete roofing. Architectural details include stucco foam trim, wood trim, shutters, 4 variations of stone, and 4 variations of brick. The European Cottage style incorporates a variety of wood elements including a pot shelf, a trellis above windows, a balcony railing, and posts at the front entry. This style also incorporates a decorative gable vent and board & batten siding for gable end detailing.

Italian Villa: The Italian Villa elevation style includes 4 color schemes in a painted stucco finish with 4 variations of ‘S’ tile concrete roofing. Architectural details include stucco foam trim, wood trim, shutters, stone, and variations of stone. The Italian Villa style incorporates arched windows and an arched front entry with enhanced trim surround and a decorative wrought iron balcony railing.

Monterey: The Monterey elevation style includes 4 color schemes in a painted stucco finish with 3 variations of flat tile roofing. Architectural details include stucco foam trim, wood trim, shutters, and 2 variations of brick. The Monterey style incorporates decorative vents at gable ends, a variety of decorative wood elements including balcony railings, posts, and a pot shelf.

Clubhouse

The Tassajara Hills clubhouse and recreation center has been designed by Bassenian Lagoni and includes a 6,000 square foot clubhouse, pool, two spas, a fire pit, and cabanas (refer to Exhibit A to Attachment 1, Sheets C.1-C.4, L1-L4, and A.1.0-A.1.11). The clubhouse has a covered entry that leads to an indoor lounge or an outdoor living space which would be covered with a wood trellis. Beyond the indoor lounge is a hallway leading to a culinary kitchen. The culinary kitchen also opens up to the outdoor living space as well as a larger, luxury outdoor living area. A 1,170 square foot multi-purpose room is located beyond the culinary kitchen and also opens up to the luxury outdoor living area. A BBQ/outdoor dining area is provided off of the multi-purpose room and would be covered with a wood trellis. A small lawn area provides additional outdoor space immediately adjacent to the clubhouse. The clubhouse also includes men’s and women’s restrooms, a storage room, and a prep space.
The clubhouse is separated from the outdoor recreation area with a series of low walls and pool fencing. The pool is surrounded by a variety of cabanas which would offer residents shade while lounging poolside. A recessed fire pit is proposed in the southeast corner. At the northeast corner outdoor showers and additional men's and women's restrooms would be provided.

The architecture of the clubhouse ties into the architectural styles of the homes and includes concrete 'S' tile roofing, stucco and stone veneer, decorative gable end detailing, exposed rafter tails, wood accents, and decorative metal.

**Parking**

The parking requirement for the project is three spaces per dwelling: two spaces in an enclosed garage (740 spaces) and one guest parking space (370 spaces). The total number of required parking spaces is 1,110.

The Project provides at a minimum of two off-street parking spaces within an enclosed garage (740 spaces minimum) as well as two off-street parking spaces on individual driveways (740 spaces). Additionally, the project provides 450 on-street parking spaces. The total number of parking spaces provided is 1,930.

On the Clubhouse parcel, a total of 19 parking spaces are provided. An additional 17 on-street spaces are provided in the immediate vicinity.

**Affordable Housing/Inclusionary Zoning**

The project is subject to the City's Inclusionary Zoning Regulations (Chapter 8.68 of the Dublin Zoning Ordinance). An Affordable Housing Agreement was entered into in December 2013 to satisfy the requirements of Inclusionary Zoning for this project. In accordance with that agreement, the developer has elected to provide 46 restricted secondary units. The units will be a minimum of 437 square feet and will include a living area, bedroom, bathroom, and kitchen. As noted above, in the discussion on floor plans, the developer is proposing multi-generational units in the 5,000 and 5,500 square foot lot product types that will meet the Affordable Housing Agreement criteria for secondary units as follows: Plans 3 and 4 in the 5,000 square foot lot product type and Plans 1 and 3 in the 5,500 square foot lot product type, and 46 of the multi-generational units are required to have deed restrictions.

**Public Art Compliance**

The project is subject to the City's Public Art Program (Chapter 8.58 of the Dublin Zoning Ordinance). The Applicant has submitted a Public Art Compliance Report and has elected to provide a monetary contribution in-lieu of acquiring and installing public art on-site. Developers who elect the monetary contribution are required to reserve a site and provide a public art easement and an access easement within the project area. In consultation with the Parks & Community Services Department, the Developer has identified the future public park site for the placement of public art. Because the public park will be owned and maintained by the City, an easement is not required.

**CONSISTENCY WITH THE GENERAL PLAN, SPECIFIC PLAN AND ZONING ORDINANCE:**

The proposed project will contribute to housing opportunities and diversity of product type consistent with the Housing Element, Eastern Dublin Specific Plan, and the City's Zoning
Ordinance. The proposed neighborhoods have been designed to be compatible with other uses in the vicinity of the project.

REVIEW BY APPLICABLE DEPARTMENTS AND AGENCIES:

The Building Division, Fire Prevention Bureau, Public Works Department, and Dublin San Ramon Services District reviewed the project to ensure that the project is established in compliance with all local Ordinances and Regulations. Conditions of Approval from these departments and agencies are included in the Resolution (Attachment 1).

ENVIRONMENTAL REVIEW:

The project was the subject of a Supplemental Environmental Impact Report (SEIR) (SCH# 2005052146) certified by the City Council on December 18, 2012 (Resolution 209-12). Pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15168, Site Development Review approval for this project is within the scope of the project analyzed in the Moller Ranch/Moller Creek Culvert Replacement Project SEIR and no further CEQA review or document is required.

PUBLIC NOTICING:

In accordance with State law, a public notice was mailed to all property owners and occupants within 300 feet of the proposed project to advertise the project and the upcoming public hearing. A public notice was also published in the East Bay Times and posted at several locations throughout the City. A copy of this Staff Report has been provided to the Applicant and is posted on the City’s website.

ATTACHMENTS: 1. Resolution approving a Site Development Review Permit for the construction of 370 single-family detached residential dwellings and a private clubhouse at Moller Ranch/Tassajara Hills, with the Project Plans included as Exhibit A.
**GENERAL INFORMATION:**

**APPLICANT:**
Rick Nelson, Division President
Toll Brothers, Inc.
6800 Koll Center Parkway, #320
Pleasanton, CA 94566

**PROPERTY OWNER:**
Todd Callahan, Vice President
Toll Brothers, Inc.
6800 Koll Center Parkway, #320
Pleasanton, CA 94566

**LOCATION:**
6861 Tassajara Road

**ASSESSORS PARCEL NUMBER:**
985-0001-001-01

**GENERAL PLAN LAND USE DESIGNATION:**
Single-family Residential, Semi-Public

**EASTERN DUBLIN SPECIFIC PLAN LAND USE DESIGNATION:**
Single-family Residential, Semi-Public

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