



Planning Commission Staff Report

December 9, 2015
Item 8.b.

SUBJECT: Actions of the City Council

Correction to the November 3, 2015 Council Actions:

P15-0384, City of Pleasanton

(1) Consider an amendment to the Pleasanton Municipal Code to expand design review authority to include the exterior of historic homes in residential zoning districts within the Downtown Specific Plan Area; and (2) discuss whether to pursue a separate Municipal Code Amendment to expand design review authority to the exterior of non-historic single-family homes in residential zoning districts in the Downtown Specific Plan Area; and (3) review the Historic Resource Survey of the residential structures Downtown that were built before 1942.

Action recommended: Adopt a resolution accepting the Historic Resource Survey, and introduce an Ordinance amending the Pleasanton Municipal Code to expand design review authority to include the exterior of historic homes in residential zoning districts within the Downtown Specific Plan Area

Action taken: ~~Adopted the resolution and introduced the ordinance. Council also decided not to pursue the separate Code Amendment~~

Vote: ~~4-1 (Brown voted no)~~

Actions taken:

1. Adopted a resolution accepting the Historic Resource Survey.
Vote: 5-0
2. Introduced an Ordinance amending the Pleasanton Municipal Code to expand design review authority to include the exterior of historic homes in residential zoning districts within the Downtown Specific Plan Area.
Vote: 5-0
3. Directed staff not to pursue the separate Municipal Code Amendment to expand design review authority to the exterior of non-historic single-family homes in residential zoning districts in the Downtown Specific Plan Area
Vote: 4-1 (Brown voted no)

November 17, 2015

Actions of the Zoning Administrator and Planning Commission

Council accepted the report.

Second reading and adoption of **Ordinance No. 2130** approving the amendment of the Pleasanton Municipal Code to expand design review authority to include the exterior of historic homes in residential zoning districts within the Downtown Specific Plan Area

Council waived the second reading and adopted the Ordinance.

PUD-25, Greenbriar Homes - Lund Ranch II

Applications for: (1) Planned Unit Development (PUD) Rezoning and Development Plan approval to construct 50 single-family, two story homes and related improvements on the approximately 194.7 acre Lund Ranch II property located at 1500 Lund Ranch Road at the end of Lund Ranch Road; (2) Certification of the Final Environmental Impact Report (EIR) prepared for the project; (3) Development Agreement to vest entitlements for the project; (4) Affordable Housing Agreement; and (5) Growth Management Agreement

This Council conducted the public hearing and then continued the item to the December 1, 2015 meeting.

December 1, 2015

Actions of the Zoning Administrator and Planning Commission

Council accepted the report.

PUD-25, Greenbriar Homes - Lund Ranch II *(continued from November 17, 2015)*

Applications for: (1) Planned Unit Development (PUD) Rezoning and Development Plan approval to construct 50 single-family, two story homes and related improvements on the approximately 194.7 acre Lund Ranch II property located at 1500 Lund Ranch Road at the end of Lund Ranch Road; (2) Certification of the Final Environmental Impact Report (EIR) prepared for the project; (3) Development Agreement to vest entitlements for the project; (4) Affordable Housing Agreement; and (5) Growth Management Agreement

Actions recommended: Adopt resolutions: (1) certifying the Final Environmental Impact Report (EIR) as complete and adequate, (2) approving the CEQA Findings and the Mitigation Monitoring and Reporting Program (MMRP), (3) approving the Affordable Housing Agreement, and (4) approving the Growth Management Agreement; and introduce ordinances approving: (1) the Development Agreement to vest entitlements for the project, and (2) Case PUD-25, the PUD Rezoning and Development Plan

Actions taken:

The Council adopted resolutions certifying the Final EIR as complete and adequate; approving the CEQA Findings and the MMRP; approving the Affordable Housing Agreement; and approving the Growth Management Agreement, per staff recommendation.

The Council also introduced ordinances approving the Development Agreement to vest entitlements for the project and approving Case PUD-25, the PUD Rezoning and Development Plan, subject to the Conditions of Approval listed in Exhibit A of Attachment 3 of the Agenda Report, per staff recommendation, with the addition of the following conditions:

1. The proposed site plan shall be modified to reflect the site plan presented at the December 1, 2015 City Council meeting, totaling 48 units; 29 units exiting Sunset Creek and 19 units exiting Lund Ranch Road.
2. Circulation between the two neighborhoods shall be permanently separated with through access available only to pedestrians, bicycles and emergency vehicle. The applicant shall work with City staff on a suitable physical barrier, beyond just bollards, to ensure it appears permanent, is nicely landscaped, and attractive.
3. The applicant shall work with City staff to locate the road connection to Sunset Creek Lane to the least environmentally significant alignment and to minimize grading to greatest extent possible. In this case, relative to the requirements of Measure PP, the City Council considers this road to be infrastructure and not a structure.
4. The applicant shall ensure that all housing structures are outside the 100-foot vertical setback line. On the southwest edge of the site, the vertical setback shall be measured from a ridge that ends at the 580-foot elevation as originally mapped.
5. If the Council's interpretation of Measure PP is successfully challenged legally, the entire project (including this motion) is considered null and void, and must return to the Planning Commission and City Council for further consideration consistent with the terms of the Development Agreement.
6. Growth management allocations for the project shall be over two consecutive years (2016 and 2017).

Vote: 3-1-1 (Brown voted no; Pentin abstained).