



Planning Commission Staff Report

April 25, 2012
Item 8.b.

SUBJECT: Actions of the City Council, April 17, 2012

Accept or Appeal Actions of the Zoning Administrator and Planning Commission

Council accepted the report.

PUD-85-08-12D, PUD-81-30-86D, and P11-0856, BRE Properties

Application for (1) two PUD Development Plan approvals to construct: (a) a mixed-use high-density residential/commercial development containing 251 residential units, 4 live/work units, and approximately 5,700 square feet of retail space located on the southeast corner of Owens Drive and Willow Road; and (b) a high-density residential development containing 247 residential units, 4 live/work units, and a 55-acre public park located on the northern corner of Gibraltar Drive and Hacienda Drive; (2) an amendment to Phase I and Phase II Development Agreements with Prudential Insurance Company of America to: (a) extend the term of the Agreement to five years from the date of approval; and (b) incorporate the Hacienda Transit-Oriented Development Standards and Guidelines; and consider the Mitigated Negative Declaration prepared for the projects.

Action recommended: Approval.

Action taken: Council approved the Mitigated Negative Declaration, the amendments to the Development Agreement and the extension of the term of the agreement, and the two Development Plans, per staff recommendation, with the following modifications:

1. At the time a building permit is issued the development approved with these PUD development plans will replace the assigned office and commercial square-footage capacity for the two sites.
2. The developer shall pay the published PUSD school impact fee and supplement fee that is in place at the time of building permit issuance, and
3. On-site trash enclosures shall be sized to accommodate trash, recycling, and green waste containers.

Vote: 5-0.

PADR-2090, Rodney and Trina Lopez (Appellants and Applicants)

Appeal of the Planning Commission decision denying modification of Condition No. 8 of City Council Resolution No. 11-420 regarding a skylight approved by an Administrative Design Review for additions totaling approximately 1,118 square feet at 6114 Homer Court.

Action recommended: Deny the appeal, thereby upholding the decision of the Planning Commission.

Action taken: Council revised Condition No. 8 per Option 3 of the Agenda Report as follows:

“In order to allow for additional sunlight in the Perry residence, the applicants shall provide payment for the cost to purchase and install one skylight in the front room of the Perry residence. The amount of the payment shall equal \$3,745. The funds shall be provided by Rodney and Trina Lopez to the City of Pleasanton in the form of a check payable to Joe and TinaMarie Perry within ten calendar days of the effective date of this approval. The City of Pleasanton shall release the check to the Perrys upon the Perrys receiving approval of final inspection by the City Building and Safety Division. The Perrys shall secure final inspection by the City Building and Safety Division within 180 calendar days of the effective date of this approval. If final inspection is not secured by Joe and TinaMarie Perry within 180 calendar days from the effective date of this approval, the check shall be returned to Rodney and Trina Lopez.”

Vote: 5-0. 4-1 (Thorne voted no).