



Planning Commission Staff Report

December 14, 2011
Item 8.b.

SUBJECT: Actions of the City Council

November 15, 2011

Accept or Appeal Actions of the Zoning Administrator and Planning Commission

Council accepted the report.

Second Reading and adoption of Ordinance No. 2023 approving **PSPA-4/PUD-65-01M, Nick Kavayiotidis**, for a memory care/assisted living facility at 5980 and 5998 Sunol Boulevard.

Council adopted the Ordinance.

Vote: 5-0.

PUD-50-01M, Ponderosa Homes, Carol Lehman and William & Kathryn Selway

Application for a Major Modification to the approved Planned Unit Development (PUD-50) to increase the number of lots on an approximately 19.47-acre site located at 3157 Trenerly Drive and 2313 Martin Avenue from 27 to 31, to construct 29 single-story homes from the previous combination of 25 one- and two-story homes, and to change the house designs and sizes, and for related on- and off-site modifications; to amend the Low Income Housing Agreement; and to consider the Negative Declaration prepared for the project.

This item was continued to the December 6, 2011 meeting.

PUD-93-02-10M, Arpad Nagy

Application for a Major Modification to extend the approvals for two years, to expire on August 16, 2013, for an approved project located at 2001 Ruby Hill Boulevard (PUD-93-02-09M/PCUP-182): (1) to relocate the existing sales office building on Ruby Hill Boulevard northwesterly along Vineyard Avenue; (2) to change the existing office use to restaurant use; (3) to establish a pad location and design guidelines for a future single-family residence; and (4) for a Conditional Use Permit to allow alcoholic beverage service at the restaurant after 10:00 p.m.

Action recommended: Approval.

Action taken: Approved the Major Modification and Conditional Use Permit, per staff, with a modification to a condition that the trash enclosure be sized to accommodate trash, recycling and green waste/food scrap containers, and the addition of a condition that the future home conform to the Green Building Ordinance and the State of California's Green Building Standard Code, "CalGreen," at the time of issuance of a building permit.

Vote: 5-0.

December 6, 2011

Accept or Appeal Actions of the Zoning Administrator and Planning Commission

Council accepted the report.

Second Reading and adoption of Ordinance No. 2024 approving **PUD-93-02-10M, Arpad Nagy**, for an application for a restaurant and single-family residence at 2001 Ruby Hill Boulevard.

Council adopted the Ordinance.

Vote: 5-0.

PUD-50-01M, Ponderosa Homes, Carol Lehman and William & Kathryn Selway

Application for a Major Modification to the approved Planned Unit Development (PUD-50) to increase the number of lots on an approximately 19.47-acre site located at 3157 Trenergy Drive and 2313 Martin Avenue from 27 to 31, to construct 29 single-story homes from the previous combination of 25 one- and two-story homes, and to change the house designs and sizes, and for related on- and off-site modifications; to amend the Low-Income Housing Agreement; and to consider the Negative Declaration prepared for the project.

Action recommended: Approval.

Action taken: Approved the Negative Declaration, Low-Income Housing Agreement, and Major Modification, per staff, with the addition of two conditions requiring the applicant to prepare a traffic management plan to coordinate traffic construction with the AM/PM traffic to Mohr Elementary School and to contribute \$25,000 to the Bernal Park fund; and the addition of language to a condition that the subdivision grading plan shall be designed to prevent stormwater runoff onto adjoining properties. The Council also directed staff to resolve any outstanding boundary line issues at the Tentative Subdivision map stage.

Vote: 5-0.