



## Planning Commission Staff Report

February 25, 2009  
Item 8.b.

**SUBJECT:** Actions of the City Council, February 17, 2009

---

### **Actions of the Zoning Administrator**

Council accepted the report.

#### **PAP-131 (PCUP-224), Little Ivy League School**

Consider an appeal of the Planning Commission's approval of a conditional use permit to operate a tutorial school with a maximum of 90 students at 5925 West Las Positas Boulevard, Suite 200. Zoning for the property is PUD-I/C-O (Planned Unit Development – Industrial/Commercial-Office) District.

Action recommended: Deny the appeal and uphold the Planning Commission's approval.

Action taken: Approved per staff, with a modification to Condition No. 21 qualifying that the plan to be submitted by the applicant for a period of physical education at an off-site location be for when children attend a full day.

Vote: 3-2 (McGovern and Sullivan voted no).

#### **PUD-76, Nathaniel Morales/Cody White**

Consider an application to rezone an approximately 7,500-square-foot parcel located at 344 and 346 West Angela Street from the RM-1,500 (Multiple-Family Residential) District to the PUD-HDR (Planned Unit Development – High Density Residential) District and for Planned Unit Development plan approval to remodel and convert the existing duplex unit into one single-family residential home and to construct two new attached single-family units in the rear of the property.

Action recommended: Approve the rezoning and development plan.

Action taken: Approved the rezoning and development plan per staff.

Vote: 4-1 (McGovern voted no).

### **PUD-74, Ponderosa Homes**

Consider an application for Planned Unit Development (PUD) development plan approval to construct 110 detached single-family homes for residents aged 55 and older at 1 Reimers Drive in the Ironwood Development. Zoning for the property is PUD-LDR/MDR/HDR/P&I & Mixed P&I/MDR (Planned Unit Development – Low Density Residential/Medium Density Residential/ High Density Residential/Public & Institutional and Mixed Public & Institution/Medium Density Residential) District. Also consider the Negative Declaration prepared for the project.

Action recommended: Approve the Negative Declaration and the development plan.

Action taken: Approved per staff, with the following modifications: (1) Modify Condition No. 42 to change the recycling of construction and demolition waste from 50 percent to 75 percent; (2) Modify Condition No. 93 restricting the haul route for construction materials and equipment transported by large trucks to come from the east via Stanley Boulevard and/or Busch Road and not through Santa Rita Road/Valley Avenue intersection unless granted an exemption by the City Engineer; (3) Add a new condition requiring the applicant to install the trail connection at the north side of the development to provide access to the future public trail along the northerly boundary of the development; (4) Add a new condition requiring the applicant to install a public trail between Mohr Avenue/Irongate Court intersection and the northerly trail link on the subject project; (5) Add a new condition that the applicant shall investigate and is strongly urged to install water conserving measures into the homes and clubhouse, such as greywater systems; (5) Add a new condition that the applicant is strongly urged to revise the project landscape plan to be turf/lawn-free.

Vote: 3-2 (McGovern and Sullivan voted no).