



Planning Commission Staff Report

July 23, 2008
Item 5.c.

SUBJECT: PRZ-41

APPLICANT: City of Pleasanton

PROPERTY OWNER: Various

PURPOSE: Review and consideration of amendments to various sections of Chapter 18 of the Pleasanton Municipal Code

GENERAL PLAN: Various

ZONING: Various

ATTACHMENTS: Exhibit A: Proposed Redline Changes to Chapter 18.20
Exhibit B: Proposed Redline Changes to Chapter 18.68

BACKGROUND:

In August 2006, the City began a process to evaluate of the existing development services and permitting procedures. The objective was to identify inefficiencies resulting in a cumbersome process that impacted both external and internal customers. Evaluating the existing process enabled the City to identify some areas that could potentially be easily streamlined. This effort will continue to provide an improved quality of service delivered to the City's 'customers'.

Through the City's self-evaluation process, there were clear indicators that the residents, the development community, and the City would like to relieve some of the planned unit development procedures. In order to accomplish such a goal, the City would need to process various amendments to the Pleasanton Municipal Code.

Staff has been directed to proceed with amendments to the Pleasanton Municipal Code whenever possible to provide improvements to the development services process. This will help alleviate some of the entitlement inconveniences felt by the community.

Staff requests the Planning Commission provide a recommendation and forward to the City Council for action.

PROJECT DESCRIPTION

Staff is proposing amendments to the Pleasanton Municipal Code to improve the development services planning entitlement process. The proposed amendments would allow:

- Combining the planned unit development and tentative map application as concurrent applications resulting in simultaneous action;
- Memorializing existing lots that have been separated as a result of a planned unit development acts as the development plan requiring a modification to the planned unit development rather than considered as 'interim uses'. Conditional use permits would not be required for additions to existing homes;
- Amend the code to process additions to existing structures by the established design review process per Chapter 18.20.

These amendments would allow a seamless process facilitating project coordination between the planned unit development and tentative map entitlements, would allow existing structures to have a more streamlined process for additions or improvements to property, and would realize a more efficient process for the City's customers.

ANALYSIS

Concurrent Processing

The Pleasanton Municipal Code (PMC) currently restricts processing tentative maps concurrent with planned unit developments. Chapter 19 of the PMC, "Subdivisions", redirects the processing requirements to Chapter 18. The PUD Planned Unit Development District restricts concurrent processing under §18.68.130(D) Procedures.

Staff has found that both small and large developers have expressed an interest in being able to process concurrently, although more information would be required to be provided at the beginning of the process. The process would not be mandatory, rather, the PMC would be revised to allow concurrent processing if desired.

Determination of Existing Structures/parcels Created by PUD's as Development Plans

The City has processed numerous planned unit developments (PUD) that have created lots with existing structures. These PUD's have multiple zoning designations and are not limited to residential use. PUD's have been created in nearly every zoning district in the code. The current process requires an applicant to file an application for either a PUD development plan (\$2,000) or a conditional use permit (\$150) because lots without a specifically approved development plan is interpreted to be an 'interim use'. Staff has evaluated this consideration and applications to remodel an existing home would require a conditional use permit rather than a design review process. This process is inconsistent with the intent of conditional uses in that the use is conditional, not necessarily a structure.

Additions/Alterations to Existing Structures as a Design Review Process

The Pleasanton Municipal Code (PMC) currently requires minor building additions in PUD's to be processed as minor modifications per §18.20.010(D)(9) Projects Subject to Design Review. Staff has been processing minor modifications for simple building additions/alterations. The types of projects generally reviewed for these additions or alterations are consistent to other residential, commercial or industrial alterations processed under either the Zoning Administrator design review process (staff level) or by the Planning Commission. This code amendment would allow both minor and major additions/alterations to be reviewed either by the Zoning Administrator or by the Planning Commission, whichever is appropriate based on the scope of the requested alterations.

This amendment would help streamline these applications and provide consistency in the design review process for PUD's.

ENVIRONMENTAL ASSESSMENT

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(3); and that it is unlikely that there is a potential for causing a significant effect on the environment.

STAFF RECOMMENDATION

Staff recommends that the Commission take the following actions:

1. Find that the adoption of the proposed amendments to the Municipal Code are statutorily exempt from CEQA;
2. Adopt a resolution recommending PRZ-41 to the City Council as shown on Exhibits "A and B".

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