



Planning Commission Staff Report

December 13, 2006

Item 8.b.

SUBJECT: Actions of the City Council, November 7, 2006

Actions of the Zoning Administrator and Planning Commission

Council accepted the report.

PUD-91-14-01M, Chris Beratlis

Application for a minor modification to the approved PUD development plan (PUD-91-14) for the 15-lot Beratlis Place subdivision (Tract 5904) to allow: (1) a maximum floor area of 5,500 square feet, which would include garage square footage in excess of 700 square feet; and (2) house colors to be reviewed on a case-by-case basis. The site is located north of Crellin Road and east of Crestablanca Drive and is zoned PUD-LDR (Planned Unit Development - Low Density Residential) District.

Council accepted the report.

PUD-01-9M, Mike Renquist

Application for a major modification to an approved PUD for a single-family lot located at 2511 Yolanda Court to increase the maximum building height from 23 feet to 26 feet; to allow a barrel tile roof; and to allow design review approval by the Planning Director. Zoning for the property is PUD-LDR (Planned Unit Development – Low Density Residential) District.

Council approved per staff, with the addition of a condition that the building colors shall be subject to the review and approval of East Bay Regional Park District.

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

PUD-99-7-3M/PDR-578, Heartwood Communities

Application for: (1) a major modification to the approved PUD development plan for Tract 7162 (formerly TTK Properties) to incorporate design guidelines for the Heartwood Communities development and to modify the design review and approval process; and (2) design review approval to construct an approximately 7,128-square-foot two-story home with an approximately 1,668-garage and a 1,088-square-foot basement on Lot 8. The property is located on the south side of Happy Valley Road at its junction with Alisal Street, within the Happy Valley Specific Plan Area. Zoning for the property is PUD-SRDR, GC, & OS (Planned Unit Development – Semi-Rural Density Residential, Municipal Golf Course, and Open Space) District.

Council approved per staff, with the following modifications:

1. Modify the second bullet under Condition No. 6 of Exhibit B-1 to read as follows: “The subtitle on Page 48 20 of the Design Guidelines shall be revised to read as ‘Accessory Structures and/or Secondary Dwellings.’ All sports courts shall be set back 20 feet from the side and rear property lines.”
2. Delete the fourth bullet under Condition No. 6 of Exhibit B-1 and replace with the following: “The applicant shall work with staff to determine the appropriate floor area ratio (FAR) limit for houses, accessory structures, and garages to reflect the need to limit the sizes of the houses and garages.”
3. Delete Condition No. 41 of Exhibit B-2 and replace with the following: “All site improvements, construction activities, and deliveries shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. No construction shall be allowed on Federal Holidays. Interior construction activities taking place completely within the enclosed structure (i.e., building walls, windows, doors, and roof installed) may be conducted on Saturdays from 8:00 a.m. to 5:00 p.m., provided that all windows and doors have been installed and remain closed during interior construction activities. All construction equipment must meet DMV noise standards and shall be equipped with muffling devices.”

Vote: 5-0.