



## CITY COUNCIL AGENDA REPORT

---

July 20, 2021  
Community Development  
Planning Division

### **TITLE: ACTIONS OF THE ZONING ADMINISTRATOR AND PLANNING COMMISSION**

#### **P21-0417 and P21-0418, Amit and Tanvi Raman**

Applications for a Variance from the Pleasanton Municipal Code and Administrative Design Review approval for the construction of an approximately 401-square-foot addition to the rear of the existing residence and to reduce the combined side yard setback from the required 30 feet to approximately 17.5 feet for the proposed addition located at 11078 Dublin Canyon Road, consistent with setback of existing residence.

Approved. (13 days)

#### *Project Information:*

*Existing floor area: 3,480 square feet*

*Total floor area with addition: 3,881 square feet*

*Lot size: 33,541 square feet*

*Existing floor area ratio: 10.38 percent*

*Total floor area ratio with addition: 11.57 percent*

#### **P21-0542, Bradford Keighley**

Application for Administrative Design Review approval to extend the second-floor roof approximately six feet on the north elevation to cover an existing second-floor balcony of the existing residence located at 3720 Raboli Street.

Approved. (7 days)

#### **PX19-0128 and PX19-0129, Patrick Costanzo, Jr./PCJ Real Estate Advisors, LLC**

Application for a one-year extension of the City Council's approval for Cases P19-0128 and P19-0129, applications for a Conditional Use Permit and Design Review to modify an existing self-storage facility (Public Storage) as follows: 1) demolish seven existing storage buildings and office; 2) construct a 900 square-foot office; 3) construct a 9,282-square-foot one-story storage building; 4) construct a 194,410-square-foot three-story storage building; and 5) construct related site improvements located at 3716 Stanley Boulevard.

Approved. (1 day)

**P21-0529, Laura Dipper/Seigo Designs**

Application for Administrative Design Review approval to construct an approximately 437-square-foot, single-story addition to the rear of an existing residence located at 1738 Peru Court.

Approved. (10 days)

*Project Information:*

*Existing floor area: 1,104 square feet*

*Total floor area with addition: 1,541 square feet*

*Lot size: 6,795 square feet*

*Existing floor area ratio: 16.25 percent*

*Total floor area ratio with addition: 22.68 percent*

**P21-0527, Juliann & Sepehr Sepah**

Application for Administrative Design Review approval to construct an approximately 700-square-foot, first-floor addition and an approximately 144-square-foot, second-floor addition to an existing residence located at 2290 Via Espada.

Approved. (13 days)

*Project Information:*

*Existing floor area: 2,047 square feet*

*Total floor area with addition: 2,891 square feet*

*Lot size: 8,712 square feet*

*Existing floor area ratio: 23.5 percent*

*Total floor area ratio with addition: 33.18 percent*

**P21-0499, Malou Sanchez/HED**

Application for Design Review approval to place an approximately 1,440-square-foot, 13-foot-tall manufactured building to the west of the existing Medical Office Building (MOB) 2 at the Kaiser Medical Office campus located at 7601 Stoneridge Road.

Approved. (1 day)

**P21-0546, Taras Maksymiuk**

Application for Administrative Design Review approval to construct an approximately 945-square-foot addition to the side of an existing residence located at 4017 Stanley Boulevard.

Approved. (11 days)

*Project Information:*

*Existing floor area: 2,172 square feet*

*Total floor area with addition: 3,117 square feet*

*Lot size: 14,442 square feet*

*Existing floor area ratio: 15.04 percent*

*Total floor area ratio with addition: 21.58 percent*

**P21-0555, Kerry Kong/Value Builders Inc.**

Application for Administrative Design Review approval to construct an approximately 804-square-foot patio cover of varied roof materials up to 13 feet in height attached to the rear of the existing home located at 4904 Wingate Drive.

Approved. (10 days)

**P21-0556, Maksim Vlasov/Exterior Perfections**

Application for Administrative Design Review approval to construct an approximately 582-square-foot, 12-foot-tall patio cover to the rear of the existing property located at 1630 Laguna Hills Lane.

Approved. (10 days)

**P21-0554, Franco Gagliardi**

Application for Administrative Design Review approval to construct an approximately 15-foot-tall, detached cabana in the rear yard of the existing property located at 1021 Rose Avenue.

Approved. (8 days)

**P21-0589, John Scandola/Camp & Associates**

Application for Wireless Design Review approval to modify an existing personal wireless service facility for Verizon Wireless that includes: 1) install three new antennas; 2) relocate six existing antennas; 3) relocate three RRUs, and 4) install supporting equipment and cables located at 4440 Willow Road.

Approved. (1 day)

**P21-0588, Kyle Godat/Brixmor**

Application for Design Review approval to modify the building façade of the existing building located at 4225 Rosewood Drive, Suite 20.

Approved. (1 day)

**P21-0570, Scott Chappelle/DPR Construction**

Application for Design Review approval to repaint the existing office building located at 5672 Stoneridge Drive.

Approved. (1 day)

**P21-0557, Greg and Patsy Valenziano/Porky's Pizza Palace**

Application for Design Review approval to construct a new approximately 820-square-foot covered patio (Option A) along the north side of an existing restaurant located at 2911 Hopyard Road.

Approved. (26 days)

**PUD-88-06-01M, P21-0450 & P21-0452, Robert Dickinson/Spindle Healthcare, Inc.**

Applications for: 1) a Planned Unit Development (PUD) minor modification approval to PUD-88-06 to allow medical use; 2) Design Review approval for building and site modifications; and 3) Sign Design Review approval for a new sign program for an existing commercial building located at 5311 Hopyard Road.

Approved. (7 days)

**Planning Commission, July 14, 2021**

Commissioners Present: Nancy Allen, Justin Brown, Matt Gaidos, Ken Morgan, Jeff Nibert, and Brandon Pace

Commissioners Absent: None

**P21-0079 and PUD-140, Terry Townsend, 2207 Martin Avenue**

Applications for: 1) Minor Subdivision approval to subdivide an approximately 1.67-acre parcel into two parcels measuring approximately 21,794 square feet (Parcel A) and approximately 48,311 square feet (Parcel B); and 2) Planned Unit Development (PUD) development plan approval to retain the existing home and related improvements on Parcel B and construct a two-story home

**P21-0076 and PUD-141, Terry Townsend, 2215 Martin Avenue**

Applications for: 1) Minor Subdivision approval to subdivide an approximately 1.67-acre parcel into two parcels measuring approximately 21,986 square feet (Parcel A) and approximately 49,951 square feet (Parcel B); and 2) Planned Unit Development (PUD) development plan approval to retain the existing home and related improvements on Parcel B and construct a two-story home and related site improvements on Parcel A. Zoning is PUD-LDR (Planned Unit Development – Low Density Residential) District.

*Projects were combined with one motion*

**Action Recommended:** Recommend Approval  
**Action taken:** Approval recommended, per staff recommendation with added: 1) condition to complete roadway widening and sidewalk construction for each project prior to occupancy; and 2) recommendation to City Council to expedite the work to extend the sidewalk and roadway widening in front of 3520 Dennis Drive, ideally in conjunction with work being done by developer(s) for the two projects  
**Vote:** 5-0

**PUD-114-01M/P20-0995/P20-0994, Guy Houston, on behalf of Resurrection Greek Orthodox Church for Pleasant View Church of Christ, 11300 Dublin Canyon Road**

Applications for: (1) a Major Modification to Planned Unit Development (PUD-114), (2) Minor Subdivision, and (3) Conditional Use Permit to construct and operate a 9,792-square-foot church and 24,971-square-foot multi-purpose building with gymnasium on a 4.3-acre portion of the 16-acre Pleasant View Church of Christ site located at 11300 Dublin Canyon Road. Zoning is PUD-RDR/A-OS (Planned Unit Development – Rural Density Residential/Agriculture and Open Space) District.

Action Recommended: Recommend Approval  
Action taken: Approval recommended, per staff recommendation  
Vote: 5-0

Submitted by:  


Ellen Clark  
Community Development Director

Approved by:

  
Nelson Fialho  
City Manager