

CITY COUNCIL AGENDA REPORT

August 17, 2021
Community Development
Planning Division

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

P21-0607, Erin Pinkevich/Sun Graphics

Application for Sign Design Review approval to install one wall mounted sign for Cloud Care (at Workday) located at 6140 Stoneridge Mall Road.

Approved. (10 days)

P21-0541, Brian Pesicka/Bryland Contracting and Electrical

Application for Administrative Design Review approval to construct an approximately 83-square-foot, second-floor balcony and exterior door to the rear of the existing residence located at 3657 Manchester Street.

Approved. (45 days)**

Administrative Hearing held on July 22, 2021; Project approved with revised conditions of approval to address privacy concerns raised by neighbors

P21-0631, Todd Moberg/Insignia Designs

Application for Sign Design Review approval for a building sign for The Board Room Pleasanton located at 301 Old Bernal Avenue.

Approved. (1 day)

P21-0641, Naveen Karuppasamy and Mohanasundari Muthusamy

Application for Administrative Design Review approval to construct an approximately 967-square-foot, second story addition to an existing single-family residence located at 6268 Robin Court.

Approved. (9 days)

Project Information:

Existing floor area: 1,434 square feet

Total floor area with addition: 2,401 square feet

Lot size: 11,638 square feet

Existing floor area ratio: 12.32 percent

Total floor area ratio with addition: 20.63 percent

PUD-25-01M, Nick Kosla/Toll Brothers

Application for Planned Unit Development (PUD) Minor Modification approval to the approved PUD development plan (PUD-25) to modify the previously approved floor plans and architectural designs for the new residential units to be developed as part of the Lund Ranch project located at 1500 Lund Ranch Road. The proposed modifications would not result in an increase in the number of approved residential lots or floor area of any of the residential units for the project. Zoning for the property is PUD-LDR/RDR/OS-PHS/WO (Planned Unit Development – Low Density Residential/Rural Density Residential/Open Space-Public Health & Safety/Wildlife Overlay) District.

Approved. (12 days)

P21-0643, Leilani and Nemer Velasquez

Application for Administrative Design Review approval to construct an approximately 489-square-foot, single story addition to the front of the existing residence located at 372 Ewing Drive.

Approved. (10 days)

Project Information:

Existing floor area: 1,439 square feet

Total floor area with addition: 1,928 square feet

Lot size: 7,228 square feet

Existing floor area ratio: 19.91 percent

Total floor area ratio with addition: 26.67 percent

P21-0629, Tom Richardson/CFCS Diocese of Oakland

Application for Design Review approval to construct a mausoleum on the north side of the existing St. Augustine Catholic Cemetery located at 5750 Sunol Boulevard.

Approved. (4 days)

P21-0718, Greg Stowers

Application for Administrative Design Review approval for construction of the following: 1) to enclose an approximately 400-square-foot loggia area; 2) to add approximately 40 square feet to the existing kitchen area; and 3) to construct two 12.5-foot-tall, detached trellises, approximately 438 square feet and 400 square feet in areas in the rear yard of the existing residence located at 2908 W. Ruby Hill Drive.

Approved. (8 days)

Project Information:

Existing floor area: 8,914 square feet

Total floor area with addition: 9,363 square feet

Lot size: 40,530 square feet

Existing floor area ratio: 21.99 percent

Total floor area ratio with addition: 23.10 percent

P21-0685, Douglas Harwood/Classic Home Design

Application for Administrative Design Review approval to construct an approximately 67-square-foot single-story addition to an existing residence located at 2568 Willowren Way.

Approved. (10 days)

Project Information:

Existing floor area: 2,430 square feet

Total floor area with addition: 2,497 square feet

Lot size: 7,655 square feet

Existing floor area ratio: 31.74 percent

Total floor area ratio with addition: 32.62 percent

P21-0597, Megan Gates

Application for Administrative Design Review approval to construct an approximately 460-square-foot, 14-foot, 7-inch-tall, cabana behind the existing residence located at 860 Division Street.

Approved. (48 days)**

Application fee paid late by applicant resulting in delayed noticing of project

P21-0707, Mason Wodhams

Application for Administrative Design Review approval for construction of the following: 1) construct an approximately 75-square-foot, one-story addition on the south (left) side of the existing residence; 2) replace windows throughout the residence; 3) remove existing bricks and corbels throughout exterior; 4) square off rounded windows, and 5) refinish stucco on the exterior for the existing residence located at 8226 Regency Drive.

Approved. (11 days)

Project Information:

Existing floor area: 4,668 square feet

Total floor area with addition: 4,743 square feet

Lot size: 20,145 square feet

Existing floor area ratio: 23.17 percent

Total floor area ratio with addition: 23.54 percent

P21-0635, Maksim Vlasov

Application for Administrative Design Review approval to construct an approximately 240-square-foot, 12-foot-tall patio cover behind the existing residence within the approved building envelope area located at 83 Silver Oaks Court.

Approved. (14 days)

P21-0647, Laurine Reyher

Application for Administrative Design Review approval to change out the windows and doors on an existing historic residence located at 4443 Second Street.

Approved. (10 days)

P21-0642, Indeert Chadha/IBC Engineering

Application for Administrative Design Review approval to construct an approximately 1,200-square-foot, single-story addition to the southwest (rear left) and an approximately 652-square-foot, attached patio cover to the west (rear) of the existing residence located at 4367 Campinia Place.

Approved. (13 days)

Project Information:

Existing floor area: 3,612 square feet

Total floor area with addition: 4,732 square feet

Lot size: 38,003 square feet

Existing floor area ratio: 9.50 percent

Total floor area ratio with addition: 12.45 percent

Planning Commission, July 28, 2021

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

Commissioners Absent: None

P21-0636 and P21-0637, Active Ground Floor Use Overlay

Consider amendments to the Downtown Specific Plan and Chapters 18.08 and 18.81 of the Pleasanton Municipal Code regarding the Active Ground Floor Use Overlay (AGFUO).

Action Recommended:

Recommend approval, with modifications

Action taken:

Approval recommended, staff recommendation modified as follows:

- Require that the entirety of a tenant space subject to the AGFUO be occupied with an active use (i.e., remove the provision for multiple uses in a single tenant space, meaning that the entirety of a space be required to be occupied by an active use); and
- Clarify policies related to vacancy such that the language specifically indicates the vacancy as commencing at the end of a lease; and to require evidence of marketing to include posting of a leasing sign at the site and an active listing; plus other measures to demonstrate proactive marketing of the tenant space.

The Commission also recommended that as a future discussion item, consider expanding the range of non-active uses that would be allowed to occupy ground floor tenant spaces after a six-month long vacancy to, for example, potentially include personal services such as barbershops or nail salons, rather than allowing space to be available to any tenant.

Vote: 5-0

Planning Commission, August 11, 2021

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

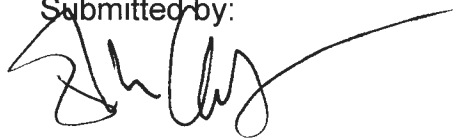
Commissioners Absent: None

P20-0596, Jing Cui/Spring Music Academy, 4811 Hopyard Rd, Suite G7

Application for Conditional Use Permit approval to operate the following programs in an existing tenant space: 1) to expand the existing year-round music school from 20 to 50 people, from 7:30-10 p.m. on weekdays and 8:30 a.m.-10 p.m. on Saturdays; 2) to operate a heritage school for 50 people from 2-6:30 p.m. on weekdays when school is in session; and 3) to operate a summer choir camp for 50 people from 9 a.m.- 4 p.m. on weekdays. Zoning is PUD-I/C-O (Planned Unit Development – Industrial/Commercial – Office) District.

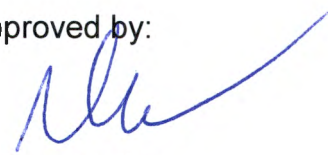
Action Recommended: Approve
Action taken: Approved, per staff recommendation
Vote: 5-0

Submitted by:



Ellen Clark
Community Development Director

Approved by:



Nelson Fialho
City Manager