

Planning Commission Staff Report

March 9, 2016
Item No. 6.a.

- SUBJECT:** PUD-115
- APPLICANT:** Guy Houston, Valley Capital Realty
- PROPERTY OWNER:** Barbara Young
- PURPOSE:** Application for Planned Unit Development (PUD) Development Plan to retain the existing single-family residence and construct two new single-family residences and related improvements on separate lots
- GENERAL PLAN:** Low Density Residential
- ZONING:** PUD-LDR (Planned Unit Development – Low Density Residential) District
- LOCATION:** 11249 Dublin Canyon Road
- EXHIBITS:**
- A. [Draft Conditions of Approval](#)
 - B. [Project Plans dated "Received, January 26, 2016," Green Building Checklist, Updated Arborist Report by HortScience, Biological Assessment Study prepared by Olberding Environmental, Inc., Geotechnical Review prepared by Nicholas Engineering Corporation, Noise Assessment Study by Edward L. Pack Associates, Inc., and Health Risk Assessment Memorandum by Dudek](#)
 - C. [Initial Study/Negative Declaration for PUD-44](#)
 - D. [Previously Approved PUD-44 Development Plans](#)
 - E. [Location Map and Noticing Map](#)
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BACKGROUND

On October 12, 2015, Guy Houston, on behalf of the property owner, submitted a PUD development plan application to construct two new single-family homes while retaining the existing residence on an approximately 2.93-acre site located at 11249 Dublin Canyon Road. A similar development (PUD-44) was approved by the City Council in August 2006 (Ordinance No. 1939). The applicant at that time did not record the subdivision map and the PUD development plan approval expired.

SITE DESCRIPTION

The subject site is located on the south side of Dublin Canyon Road, to the west of the entrance to “The Preserve” and Kolb Ranch developments. The project site is surrounded by the open space area of “The Preserve” development on the south, east, and west sides. The Pleasant View Church of Christ site¹ and a single-family residential site are located to the north, across Dublin Canyon Road. Figure 1 shows the project site location.

Figure 1: Vicinity Map



The site is approximately 2.93-acres and is currently occupied by an existing single-family residence and a detached second unit. The northernmost portion of the site is relatively flat with a small cluster of trees and shrubs. The project site starts to slope upward behind the existing residence and second unit. The property’s north-south elevation difference is approximately 130 feet.

The majority of the site is undeveloped, with predominantly ruderal/non-native grasslands in the northern portion of the site and a mix of oak/bay woodland in the southern portion of the site. The existing oak/bay woodland provides an abundance of foraging opportunities for a wide range of species, making it an important animal habitat.

A geotechnical investigation report was prepared by Nicholas Engineering Consultants. The report stated that a field investigation did not uncover any evidence of landslides or other

¹ The Planning Commission, at its meeting on January 13, 2016, held a workshop to review a five-lot residential development proposed on an approximately 4.3-acre portion of the 16-acre Pleasant View Church of Christ site. Guy Houston is also the applicant for this project.

significant geologic issues; therefore, the site is suitable for residential development from a geotechnical standpoint.

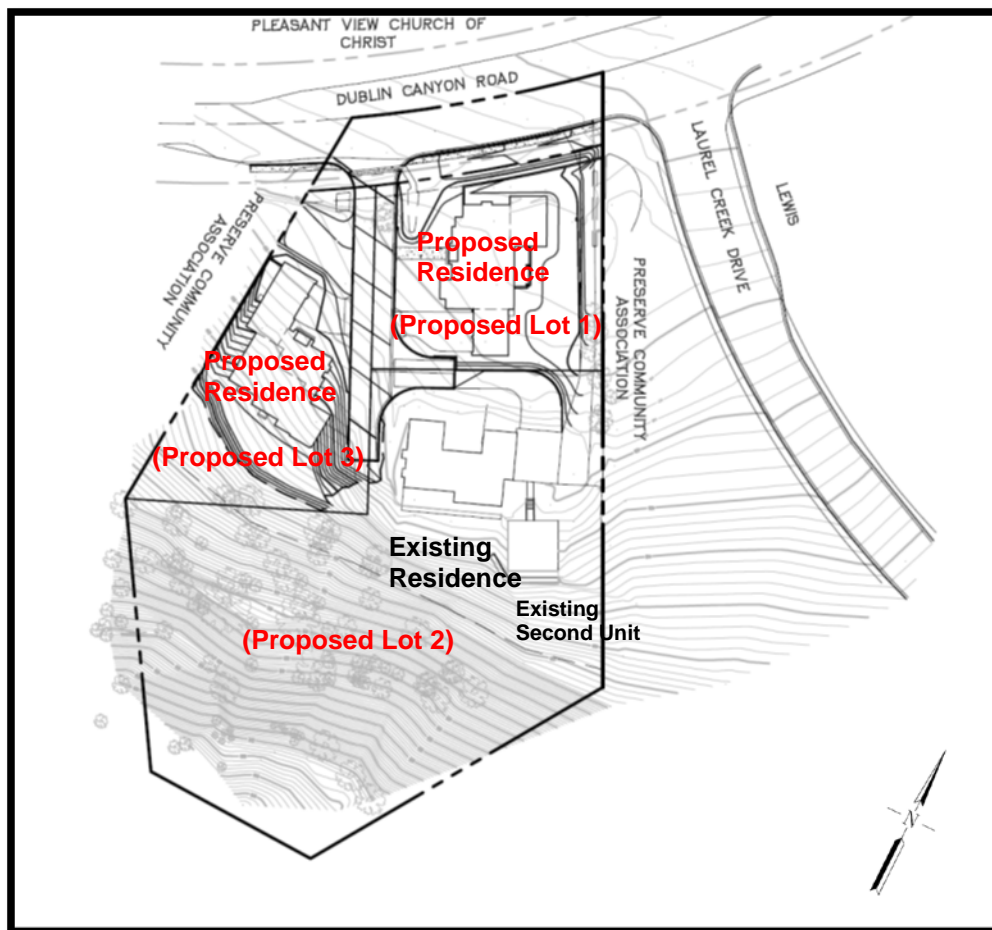
PROJECT DESCRIPTION

The applicant proposes to retain the existing single-family residence and construct two new homes. The homes would be located on three lots with the following areas:

- Lot 1: 21,093 square feet
- Lot 2: 83,860 square feet (with existing residence)
- Lot 3: 22,678 square feet

A new private street/driveway is proposed off of Dublin Canyon Road to provide access to all three lots. This private street/driveway would also be used for emergency vehicle access and contain utilities to serve the dwellings. No parking is allowed on Dublin Canyon Road. The proposed private street/driveway is 28 feet wide, which would allow for parking on one side. The southernmost (approximately 1.5-acre) portion of the site, which contains the steep slope and mature trees, would not be developed. Figure 2 shows the proposed site plan.

Figure 2: Proposed Site Plan



The proposed homes are designed in a Craftsman style. The home on Lot 1 would be one story and approximately 4,580 square feet in area. The home on Lot 3 would be two stories and approximately 4,503 square feet in area. Both homes would have an attached three-car garage with driveways accommodating additional parking. Figures 3a and 3b below show the proposed north elevations, facing Dublin Canyon Road. The home on Lot 1 is closest to the road.

Figure 3a: North Elevation of Home on Lot 1

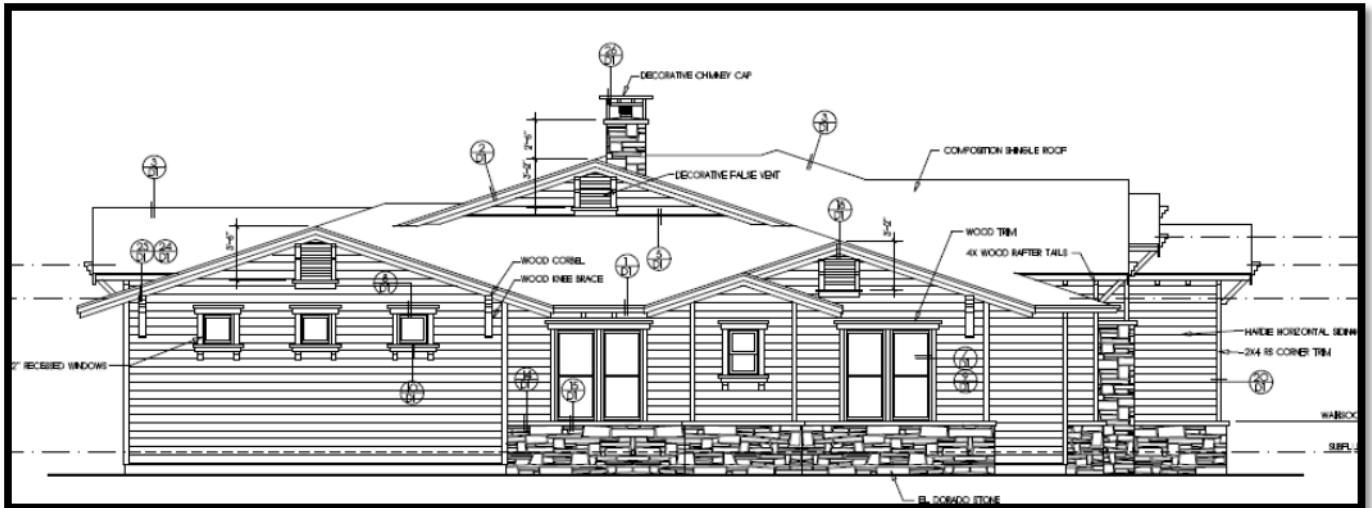
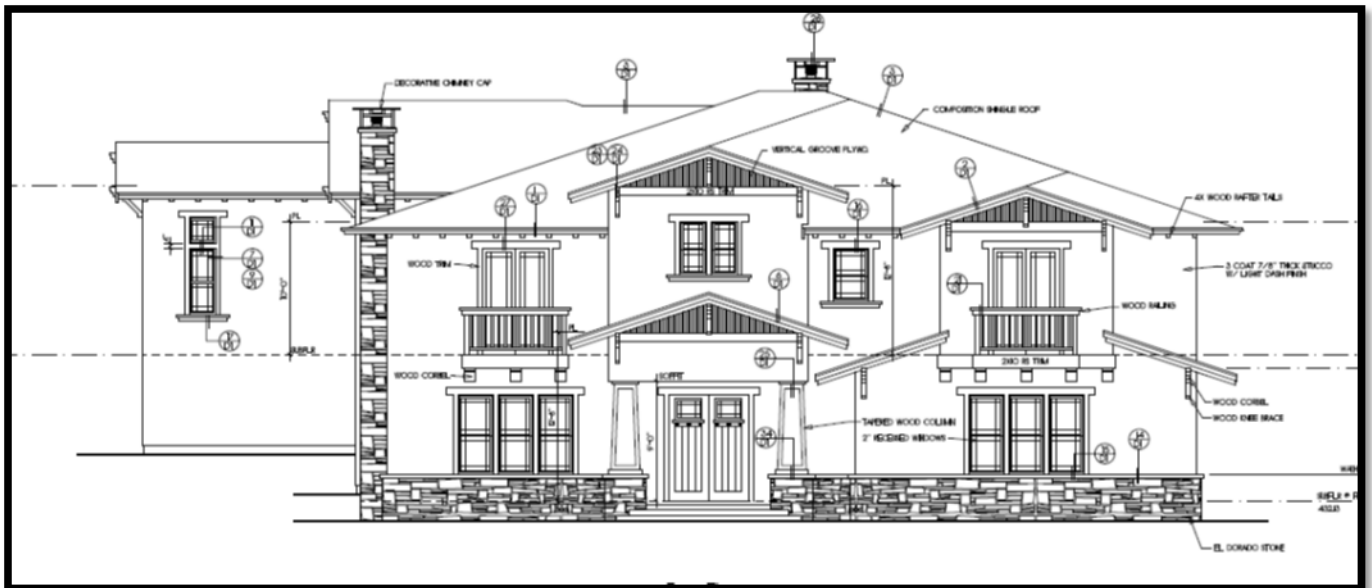


Figure 3b: North Elevation of Home on Lot 3



An arborist report was submitted assessing the existing trees on the subject site. The report surveyed a total of 10 trees that would potentially be affected by the construction of the proposed homes on Lots 1 and 3. The report recommends the removal of four trees, all of which are heritage-sized trees. The report is attached as Exhibit B.

A Parcel Map application has also been submitted to subdivide the existing site into three parcels; that application would be subject to review and action by staff following the processing of the proposed PUD development plan.

ANALYSIS

General Plan and Zoning

The subject property is designated by the Land Use Element of the Pleasanton General Plan for Low Density Residential land uses (0-2.0 dwelling units/acre) with a mid-point density of 1.0 dwelling unit/acre. The proposed development would have a density equivalent to one dwelling unit per acre, conforming to the General Plan Land Use density requirements. The current zoning for the project site is Planned Unit Development – Low Density Residential (PUD-LDR) District.

Inclusionary Zoning Ordinance

Projects of 15 units or less, including the proposed three-unit project, are exempt from the City’s Inclusionary housing ordinance. However, the applicant would still be required to pay the City’s low-income housing fees, which would be approximately \$23,030 for the proposed project.

Site Development Standards

The proposed development standards are shown in Table 1 below:

Table 1: Proposed Development Standards

	Proposed ¹ Development Standards	Development Perimeters on Plan		
		Lot 1 (21,093 sq. ft.)	Lot 2 (83,860 sq. ft.)	Lot 3 (22,678 sq. ft.)
Setbacks (min.) ¹				
Front:	15 ft. (porch) 20 ft. (house) 25 ft. (garage)	35 ft. (porch) 30 ft. (house) 50 ft. (garage)	-- 20 ft. (house) 40 ft. (garage)	-- 90 ft. (house) 45 ft. (garage)
Side:	10 ft.	10 ft. (interior) 20 ft. (street side)	25 ft. (interior) 16 ft. (street)	10 ft. (interior) 12 ft. (street side)
Rear:	20 ft.	38 ft.	140 ft. (rear)	43 ft. (rear)
Floor Area Ratio ² (FAR) (max.)	30%	22%	6.4%	20%
Height ³ (max.)	21 ft. (Lot 1) 34 ft. (Lot 3)	21 ft.	22.5 ft.	32 ft.

¹ The proposed development standards are for Lots 1 and 3.

² Setbacks do not include any portion of the private street/driveway. They are measured from the back of the private street.

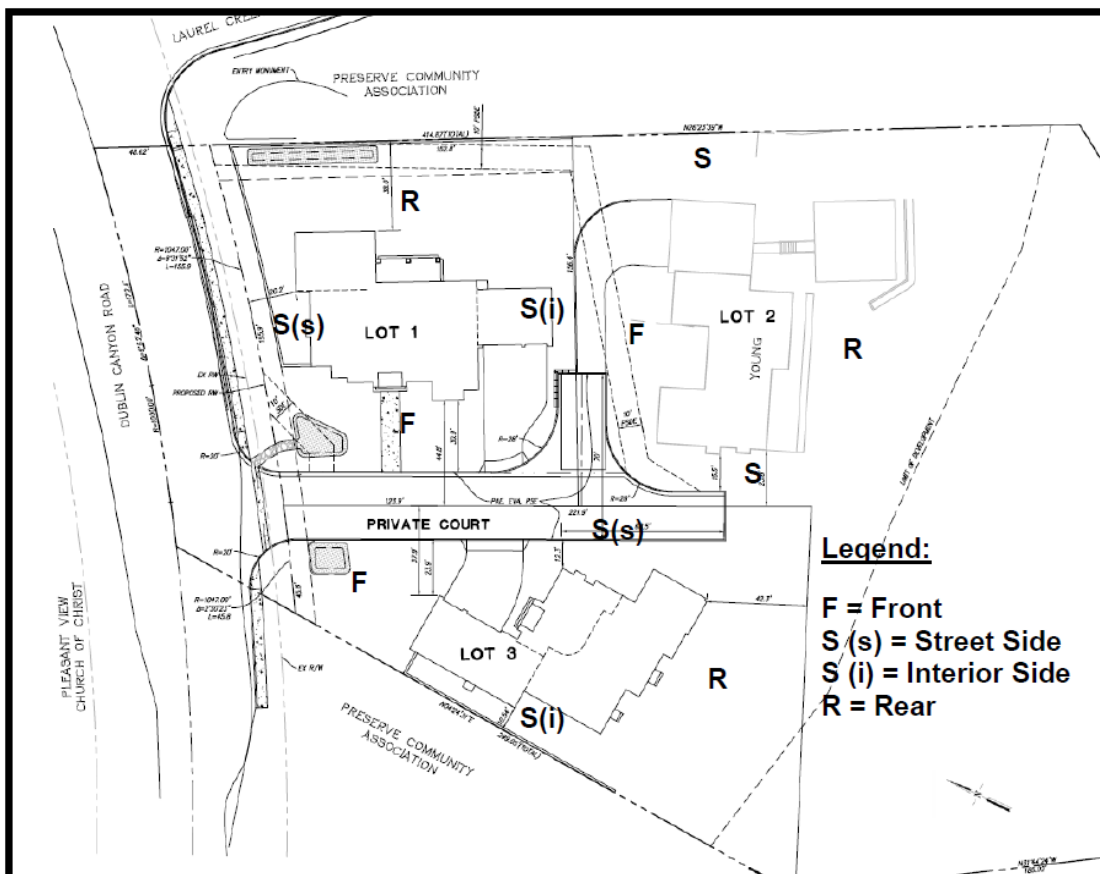
³ FAR does not include 600 square feet of garage area. Garage area exceeding 600 sq.ft. is included in the FAR calculations.

⁴ Height is measured from the lowest grade adjacent to the house to the highest peak of the roof, excluding chimneys.

Setbacks. Staff believes that proposed setbacks for Lot 1 and Lot 3 are acceptable as they would provide appropriate distance between the proposed property lines and homes. Since yard areas were not designated on the PUD plans, staff is recommending that yard areas be designated as shown on Figure 4.

Lot 2 contains the existing home and second unit. Staff recommends that the proposed setbacks apply to Lot 2.

Figure 4: Yard Determinations



Building Height. The proposed home on Lot 1 would be constructed on a flat pad while the proposed home on Lot 3 would be constructed on a stepped pad due to the slope in the rear (southern) portion of the lot. As such, the height of the building on Lot 3 would be 34 feet, measured from the lowest grade adjacent to the house to the peak of the roof of the second floor. Building heights exceeding 30 feet have been allowed in other single-family residential developments where homes are constructed on a stepped pad instead of on a flat pad (as stepped pads allow building designs that are more sensitive to the existing topography). Staff believes the proposed height for Lot 3 is acceptable.

Staff recommends that the proposed building height applies to Lot 2.

FAR. The applicant proposed a maximum FAR of 30%. However, considering the project site is located off of Dublin Canyon Road, surrounded by either open space or properties with a semi-rural character, staff believes it is necessary to establish a FAR which would be lower. The existing homes located within The Preserve development surrounding the project site are limited to a 25% FAR. The proposed development has similar lot sizes as the adjacent development. As such, staff believes it is appropriate to limit Lot 1 and Lot 3 to a maximum FAR to 25%. With a 25% FAR, the maximum house sizes for Lot 1 and Lot 3 would be 5,273 square feet and 5,670 square feet, respectively, would more effectively preserve the rural aesthetic environment. With the proposed 25% FAR, future property owners would still have the opportunity to construct an addition of approximately 551 square feet on Lot 1 and an addition of approximately 478 square feet on Lot 3.

Lot 2 is approximately 83,860 square feet in area with most of the lot containing a bay/oak woodland on a steep slope that cannot be developed. It contains the existing residence and second unit. The current FAR is 6.4%. A 30% FAR would allow a building area of 25,160 square feet and a 25% FAR would allow a building area of 20,965 square feet. Staff does not believe either FAR would be appropriate for Lot 2 as they would allow for relatively massive structures.

The existing house and second unit on Lot 2 have a combined building area of approximately 5,398 square feet and a garage area of approximately 704 square feet. Staff recommends that the total building area be limited to a maximum of 6,000 square feet, excluding 600 square feet of the garage area. This recommended 6,000 square foot would allow a future addition of approximately 500 square feet. Additionally, the maximum 6,000 square feet of building area would be compatible with the maximum building areas on Lot 1 and Lot 3. Table 2 below shows the recommended FAR/floor area for the proposed lots.

Table 2: FAR Calculations

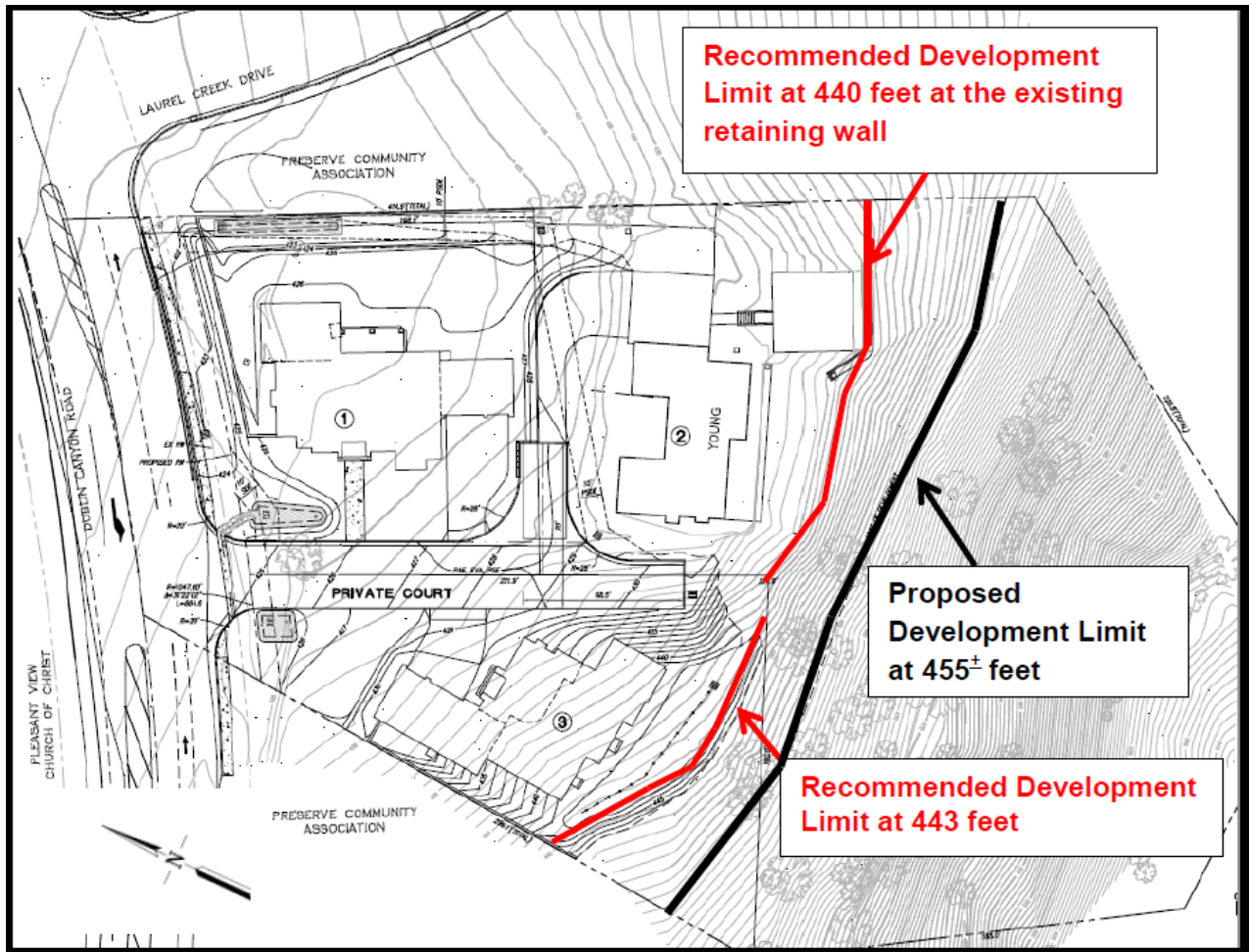
Lot No.	Lot Area	Living Area	Garage Area	Recommended Maximum FAR and/or Floor Area	Square Footage Available for Future Additions
1	21,093 sq. ft.	4,580 sq. ft.	742 sq. ft.	25% or 5,273 sq. ft.	551 sq. ft.
2	83,860 sq. ft.	5,398 sq. ft. ¹	704 sq. ft.	6,000 sq. ft.	498 sq. ft.
3	22,678 sq. ft.	4,503 sq. ft.	1,289 sq. ft.	25% or 5,670 sq. ft.	478 sq. ft.

¹This living area includes both the existing residence and the second unit.

Development Limit on Lots 2 and 3

The applicant proposes to prohibit development above elevation 455 feet on both Lots 2 and 3 to protect the steep slopes and woodland habitat in the southern portion of the site. Lot 2 contains the existing residence and the second unit. For Lot 2, staff believes that the development limit should start at the existing retaining wall behind the second unit and no development should be allowed beyond (above) elevation 440 feet. A portion of the oak/bay woodland is on the proposed Lot 3. Similar to the southern portion of Lot 2, this area is steeply sloped. Staff recommends no development be permitted beyond (above) elevation 443 feet. Staff recommends that the areas beyond (above) elevation 440 feet on Lot 2 and beyond (above) elevation 443 feet on Lot 3 be maintained as open space areas, free of structures, grading, and landscaping. Figure 4 on the following page illustrates the proposed and recommended development limit lines.

Figure 4: Proposed and Recommended Development Limit Lines



Staff has included a condition of approval requiring the applicant to provide a site-specific open space management plan for the open space areas beyond the development limits. The purpose of the open space management plan is to address the long-term maintenance and ecological requirements of these areas, including fire prevention measures. The condition requires that the applicant provide the plan, subject to review and approval by the Director of Community Department, Fire Marshal, and the City Attorney's Office prior to issuance of a building permit.

Architectural Design

The applicant intends to construct both homes. The proposed Craftsman style of architecture would be compatible with the style of homes found in the surrounding neighborhoods and with the semi-rural character of Dublin Canyon Road. The design features include large square columns at front entrances, exposed gable ends, wood knee braces, a 4:12 roof pitch with 18-inch deep eave overhangs, and carriage-style garage doors. Building materials include horizontal siding, stone accents, and composition shingle roof. Recessed, single-hung windows are proposed throughout the buildings. Side-entry garages are proposed with garage doors facing the proposed private street/driveway. The proposed color palettes include earth-tone colors that would allow the buildings to blend in

with their surroundings. Overall, staff finds that the design of the homes would complement their surroundings, including the natural setting and with neighboring homes.

Tree Report and Landscape Plan

A tree report, prepared by HortScience Inc., surveyed 10 trees that are located near the proposed development area (i.e., on the site of Lot 1, Lot 3, and the private street/driveway). The report recommends the removal of four trees (tree numbers 97 and 101-103) due to proposed grading on Lot 1 and development of the proposed private street/driveway. The four trees to be removed are valued at \$13,500.

The proposed landscape plan indicates that 19 trees would be planted on the site, comprising five different species: western redbud, crape myrtle, Columbia London plane, southern live oak, and orchard trees. The proposed trees would be either 24-inch box or 15-gallon. Staff has included a condition of approval requiring the final landscape plan to include additional planting on the project site. The specific quantity and species of the additional trees would need to be shown on the final landscape plan and would be subject to review and approval by the Director of Community Development and City Landscape Architect.

The proposed landscape plan shows that Western redbud and Columbia London plane trees would be planted along Dublin Canyon Road along with a mix of shrubs and groundcovers. A Southern live oak would be planted in the front of each house, and crape myrtles would be planted in between the Columbia London plane and southern live oak trees within the developments adding seasonal accent colors. No turf/lawn is proposed. Staff finds the proposed landscape would retain the existing rural character and screen the proposed development from the street.

There is existing landscaping around the house on Lot 2. No additional landscaping is proposed for Lot 2.

Biological Assessment

A Biological Assessment Report was prepared by Olberding Environmental, Inc. The report identified that several protected wildlife species are known to occur in the area but that most are not likely to occur on-site due to lack of suitable habitat. The report identified the following wildlife protection/avoidance measures that should be implemented to avoid impacts to existing wildlife species that may occur on the site (and these measures are incorporated as conditions of approval):

- If project construction-related activities such as tree and vegetation removal or grading take place during the nesting season (February 1 through September 15), more focused preconstruction surveys for nesting passerine birds and raptors shall be undertaken.
- A pre-construction bat survey shall be conducted by a qualified bat biologist during seasonal periods of bat activity (mid-February through mid-October) to determine suitability of the on-site habitat. If special-status bat species are discovered, construction activities shall be timed to minimize impacts and additional mitigation may be required.

- The dusky-footed woodrat was determined to have a moderate potential of occurring on the project site. Although no nests were observed, the species can occur within the oak/bay woodland habitat which is present on the project site. Thus, prior to commencing any project activities that may result in destruction of dusky-footed woodrat nests, surveys shall be conducted by a qualified biologist to determine the occurrence of the nests. If found, to avoid impact, construction fencing would need to be installed around the nest, and a wildlife biologist monitor would need to be present at initial construction to monitor construction activities to ensure that the nests are not disturbed.

Circulation and Dublin Canyon Road Improvements

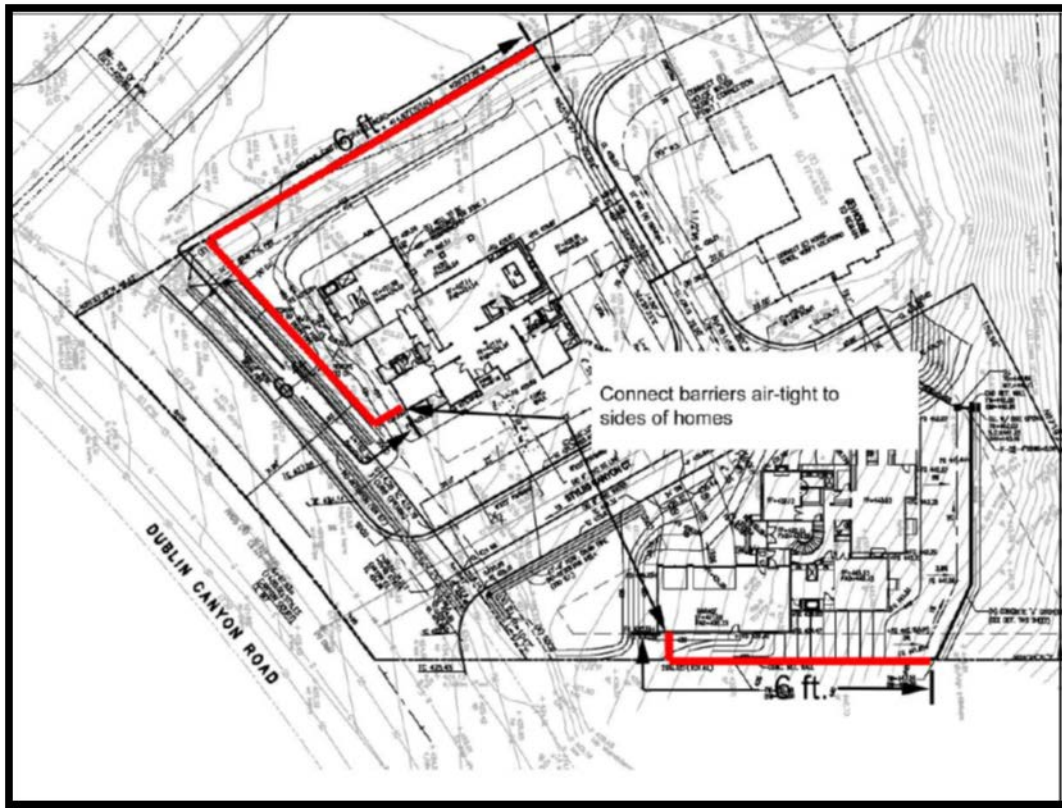
Access to the proposed development would be from a private street off of Dublin Canyon Road. The private street has a hammerhead design at its end to accommodate fire truck maneuvers. In addition, the applicant will be required to: 1) construct a six-foot wide bicycle lane along both sides of Dublin Canyon Road, 2) construct a six-foot wide sidewalk on the south side of Dublin Canyon Road, 3) construct curb and gutter on the south side of Dublin Canyon Road, and 4) dedicate right-of-way on the south side of Dublin Canyon Road to the City for street improvements and utilities. Additionally, the applicant will be required to pay the required regional and local traffic fees. Staff has included conditions addressing these items.

Noise Assessment

External Noise. External noise sources that could affect the site include noise from traffic on adjacent City streets, I-580, and other adjacent land uses. The City's General Plan requires new projects to meet acceptable exterior noise level standards. For single-family residential development, private yard areas excluding front yards cannot exceed 60 day/night average decibels (dB L_{dn}) and indoor noise levels cannot exceed 45 dB L_{dn} . The project site fronts Dublin Canyon Road and is less than 1,000 feet from I-580.

A noise assessment study (Exhibit B) was prepared by Edward L. Pack Associates, Inc. to analyze on-site noise created primarily by traffic sources on roadways. The noise data taken indicates that the street-side yard of Lot 1 has an existing noise exposure of 63 dB L_{dn} and this exposure would be increased to 64 dB L_{dn} under future anticipated traffic conditions. To ensure that private side and rear yards of Lot 1 would meet the noise requirements of the General Plan, the noise study recommends the construction of a six-foot high acoustically-effective barrier along the northerly and easterly lot lines of Lot 1. The noise data taken on Lot 3 indicated that the existing and future noise levels in the side yard would be slightly above 60 dB L_{dn} . To ensure the western side yard area of Lot 3 would meet the noise requirements, the noise study recommends the construction of a fence with the same specifications as the recommended fence on Lot 1 along the westerly lot line of Lot 3 (see Figure 5 on the following page). With the acoustically-effectively barrier, the noise report stated the exterior noise level at both lots would be reduced to 59 dB L_{dn} , meeting the City's noise standards.

Figure 5: Noise Barrier Location



The noise study indicates that the barrier can be constructed of wood and the applicant is proposing a six-foot tall wood fence. Staff has included a condition requiring that the fence meet the specifications as stated in the noise study.

Interior Noise. The noise study also analyzed interior noise levels, assuming that the proposed residences would have standard dual-pane, thermal insulating windows (with a normal Sound Transmission Class rating of 28) that are kept closed. The interior noise exposure of the home on Lot 1 would be up to 39 dB L_{dn} under existing and future traffic conditions. The interior noise exposure for the home on Lot 3 would be up to 36 dB L_{dn} under the existing traffic condition and 37 dB L_{dn} under the future traffic condition. The interior noise exposures for both homes would meet the City's noise standards.

Noise Impacts on Adjacent Properties. The development of residential uses on the property would generate additional noise. Short-term construction noise would be generated during any new construction on the site. The City normally allows construction hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, with Saturday construction allowed if there are no nearby residents that could be impacted by construction noise or activities. Since there are existing residences in close proximity of the proposed project site, staff is not recommending that Saturday construction be allowed.

Health Risk Assessment

A Health Risk Assessment Memorandum was prepared by Dudek, evaluating the anticipated health impacts resulting from roadways and stationary sources in the vicinity of the proposed development. Using the Bay Area Air Quality Management District (BAAQMD) health risk guidance, the memo evaluated exposure of project residents to toxic air contaminants (TACs) from major roadways and stationary sources, such as gasoline dispensing facilities, manufacturing facilities, and emergency generators. I-580 is located less than 1,000 feet from the project site and is the primary contributor to TACs in the area. The Health Risk Assessment indicated that the cancer risk to project residents would exceed BAAQMD's thresholds

To reduce cancer risk and meet BAAQMD's thresholds, the memo recommends the installation of an air filtration system on the air intakes of the heating, ventilating, and air conditioning (HVAC) system in each home and placing air intake vents away from I-580. Staff has included conditions of approval to address these items.

PUD DEVELOPMENT PLAN FINDINGS

The Pleasanton Municipal Code sets forth the purposes of the Planned Unit Development (PUD) District and the considerations to be addressed in reviewing a PUD development plan proposal. The Planning Commission must make the following findings that the proposed PUD development plan conforms to the purposes of the PUD District, before making its recommendation.

1. Whether the proposed development plan is in the best interests of the public health, safety, and general welfare:

The proposed project, as conditioned, meets all applicable City standards concerning public health, safety, and welfare. The subject development would include the installation of all required on-site utilities, with connections to municipal systems in order to serve the new lots. The project will not generate volumes of traffic that cannot be accommodated by existing City streets and intersections in the area. The structures would be designed to meet the requirements of the California Building Code, California Fire Code, and other applicable City codes. The proposed development is compatible with the adjacent uses and would be generally consistent with the existing scale of development and rural character of the area. Adequate setbacks would be provided between the new dwellings and adjacent properties. Therefore, staff believes that the proposed PUD development plan is in the best interests of the public health, safety, and general welfare, and that this finding can be made.

2. Whether the proposed development plan is consistent with the Pleasanton General Plan and any applicable specific plan:

The proposed development includes the construction of two new residential lots and retention of the existing residence on an approximately 2.93-acre site. The proposed density of approximately one dwelling unit per acre conforms to the General Plan Low Density Residential land use designation. The proposed project would promote General Plan Programs and Policies encouraging new housing to be developed in infill and

peripheral areas that are adjacent to existing residential development. Thus, staff concludes that the proposed development plan is consistent with the City's General Plan, and believes that this finding can be made.

3. Whether the proposed development plan is compatible with the previously developed properties in the vicinity and the natural, topographic features of the site:

Surrounding properties include single-family homes, open space areas, and a church. As conditioned, staff believes that the proposed residential lots and homes would be compatible with the surrounding uses, as the basic layout and architecture would not be substantially different from that of surrounding neighborhoods. The subject property has flat terrain in the front (north) portion of the site and steep topography in the back (south). Grading of the lots has been limited to the creation of pads for the future homes and to achieve the proper functioning of utilities, and the steep topography in the southern portion of the site has been largely preserved. Therefore, staff feels that the PUD development plan is compatible with previously developed properties and the natural, topographic features of the site, and staff believes that this finding can be made.

4. Whether grading in conjunction with the proposed development plan takes into account environmental characteristics and is designed in keeping with the best engineering practices to avoid erosion, slides, or flooding, and to have as minimal an effect upon the environment as possible:

As described above, the site would be graded to create the needed building pad areas. Erosion control and dust suppression measures will be documented in the improvement plans and will be administered by the City's Building and Engineering Divisions. The site is not located within an Alquist-Priolo Earthquake Fault Zone. The flood hazard maps of the Federal Emergency Management Agency (FEMA) indicate that the subject property is not located in a flood hazard zone. Therefore, staff believes that this finding can be made.

5. Whether streets, buildings, and other manmade structures have been designed and located in such manner to complement the natural terrain and landscape:

The project site is in a developed area of the City and would not involve the extension of any new public streets. The proposed lots and homes would be located in the flatter portion of the site. The steeply sloped area of the site would be set aside as open space. The proposed homes will be compatible in size and scale with the existing homes in the neighborhood. The arborist report prepared for the proposed development surveyed a total of 10 trees and recommends the removal of four trees. A total of 19 trees are proposed to be planted. Staff has included a condition requiring additional tree planting on the project site. Therefore, staff believes that this finding can be made.

6. Whether adequate public safety measures have been incorporated into the design of the proposed development plan:

The private street provides access to and from the site and has adequate turn-around area to serve fire trucks. The new homes would be equipped with automatic residential fire sprinklers. The homes would be required to meet the requirements of applicable City codes, and State of California energy and accessibility requirements. The conditions of approval require the applicant to prepare an open space management plan to reduce natural hazards. Therefore, staff believes that this finding can be made.

7. Whether the proposed development plan conforms to the purposes of the PUD District:

The proposed PUD development plan conforms to the purposes of the PUD district. One of these purposes is to allow for creative project design that takes into account site constraints. Staff believes that the proposed project would help to implement the purposes of the PUD ordinance by allowing for flexible site standards on the site that allow units to be clustered in the flatter portions of the site near Dublin Canyon Road. Staff believes that through the PUD process the proposed project has provided the applicant and the City with a development plan that optimizes the use of this site in a reasonably sensitive manner. Therefore, staff believes that this finding can be made.

PUBLIC COMMENT

Public notices were sent to all property owners and tenants within a 1,000-foot radius of the project site, including the project site.

Barton Hughes, resident at 6039 Laurel Creek Drive, contacted staff. Mr. Hughes suggested that chemicals may have been deposited on the project site at some point in the past. Planning staff is in contact with other City staff members and the applicant to investigate this concern. Staff will provide an update at the hearing.

Staff has not received other comments or concerns from any of the adjacent owners or tenants.

ENVIRONMENTAL ASSESSMENT

An Initial Study/Negative Declaration was prepared for the previously approved, but now expired, development plan (PUD-44) in 2006. The proposed development is substantially consistent with the previously approved PUD Development Plan, which was analyzed in the Initial Study/Negative Declaration. No new information or changed circumstances have been identified, per California Environmental Quality Act (CEQA) Guidelines Section 15162, that would require supplemental environmental review. Therefore, no supplemental environmental document accompanies this report.

CONCLUSION

Staff believes that the proposed project is well designed and in keeping with the semi-rural character of Dublin Canyon Road and the existing General Plan designation. Staff believes that the proposed project is designed in a manner that is compatible with surrounding

residential developments and believes that the proposed development merits a favorable recommendation from the Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Cases PUD-115 by taking the following actions:

1. Find that the anticipated environmental impacts of the proposed development are adequately evaluated in the Initial Study/Negative Declaration prepared for the previously approved PUD-44 and that none of the conditions in CEQA Guidelines Section 15162 calling for preparation of subsequent environmental review have occurred;
2. Make the PUD findings for the proposed development plan as listed in the staff report;
3. Adopt a resolution recommending approval of the Planned Unit Development (PUD-115) development plan to retain the existing residence and construct two detached single-family homes and related site improvements on separate lots, subject to the conditions of approval listed in Exhibit A, and forward the application to the City Council for public hearing and review.

Primary Author:

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Reviewed/Approved By:

Steve Otto, Senior Planner
Adam Weinstein, Planning Manager
Gerry Beaudin, Community Development Director