

CITY COUNCIL AGENDA REPORT

August 18, 2020
Community Development
Planning Division

TITLE: ADOPTION OF A RESOLUTION TO DENY APPLICATIONS TO AMEND THE NORTH SYCAMORE SPECIFIC PLAN (NSSP) TO MODIFY THE LAND USE DESIGNATION AND TO REZONE AN APPROXIMATELY ONE-ACRE PORTION OF THE 3.28-ACRE PARCEL FROM PLANNED UNIT DEVELOPMENT-AGRICULTURE (PUD-A) TO PLANNED UNIT DEVELOPMENT – MEDIUM DENSITY RESIDENTIAL (PUD-MDR); THEREBY NOT CONSIDERING A PLANNED UNIT DEVELOPMENT (PUD) REZONING AND DEVELOPMENT PLAN AND VESTING TENTATIVE SUBDIVISION MAP TO SUBDIVIDE THE EXISTING PARCEL INTO FIVE RESIDENTIAL LOTS INCLUDING FOUR NEW HOMES AND ONE EXISTING HOME LOCATED AT 990 SYCAMORE ROAD

SUMMARY

The proposed project would subdivide an existing 3.28-acre parcel at 990 Sycamore Road into five residential lots, requiring the following entitlements: 1) an amendment to the North Sycamore Specific Plan (NSSP), 2) a Planned Unit Development (PUD) rezoning and development plan approval, 3) a growth management unit allocation, and 4) the subdivision of land. The main element of the proposal is an amendment to the NSSP to change the land use and zoning designations for a portion of the project site to allow an additional two residential lots beyond that allotted by the NSSP. The approvals would facilitate the subdivision and development of the site with a total of five single-family homes, including four new single-family home lots, and one lot containing the existing residence. Approval or denial of this NSSP amendment is the determining factor of this project.

Staff does not support the proposed amendment because it would deviate from the adopted NSSP, and thus recommends denial of the project. However, at their May 27, 2020 meeting, the Planning Commission, having considered the request and the site-specific circumstances and conditions applicable to the project, adopted a resolution recommending City Council approval of the project, subject to conditions of approval. The proposed development is now before the City Council for consideration.

Planning Commission Action

On May 27, 2020, the Planning Commission, after hearing public testimony and discussing the proposal, on a 4-0 vote recommended the City Council approve the project as proposed, subject to various conditions of approval, and with one modified condition for additional front yard landscape screening on Lot 1. The Planning Commission agenda report and excerpted meeting minutes are included as Attachment

3. The basis for the Planning Commission's positive recommendation is outlined further in the Discussion section, later in this report.

Parks and Recreation Commission Action

The proposed trail realignment was presented to the Parks and Recreation Commission on May 9, 2019 and received unanimous support. Prior to the Parks and Recreation Commission's review, the proposed realignment was reviewed by the Bicycle, Pedestrian & Trails Committee (BPTC) on April 22, 2019 and also received full support.

RECOMMENDATION

Staff recommends the City Council:

1. Find that the proposed amendment to the North Sycamore Specific Plan (NSSP) to increase density is not consistent with the purpose and intent of the NSSP; and
2. Adopt a resolution denying the proposed NSSP amendment to change land use and zoning designations. With the denial of the NSSP amendment for land use and zoning changes, it also denies the proposed 5-lot residential project (Attachment 1).

As noted, it was the Planning Commission's recommendation to approve the project as proposed. Attachments 2.a.to 2.d. reflect the alternative recommendations, incorporating similar findings and conditions of approval as were adopted by the Planning Commission.

FISCAL IMPACT

The applicant would be responsible for the payment of fees and for the costs of any required utility or infrastructure improvements. The project would incrementally increase the demand for City services but would also add sales and property tax revenue. If approved, the project would make a \$100,000 contribution to the General Fund to support construction of bicycle and pedestrian improvements in the vicinity of the project site.

BACKGROUND

North Sycamore Specific Plan

In June 1992, the City Council adopted the NSSP, which guides future development in the 135-acre specific plan area. The NSSP includes residential, agricultural, and office land uses. The project site, which contains an existing residence, is identified as Lot 24 in the NSSP, and is designated PUD-A, which requires a minimum lot size of one acre. Figure 1 shows the project site as depicted in the NSSP; Figure 2 shows the location of the site, reflecting current conditions and surrounding development.

Figure 1: NSSP Parcel Identification Map

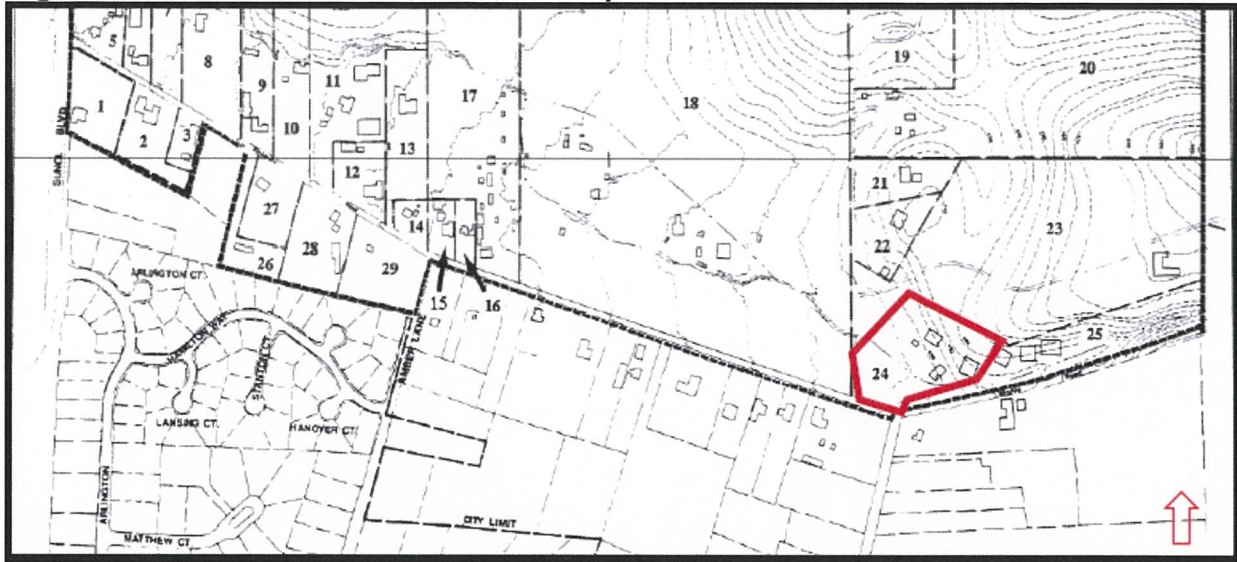
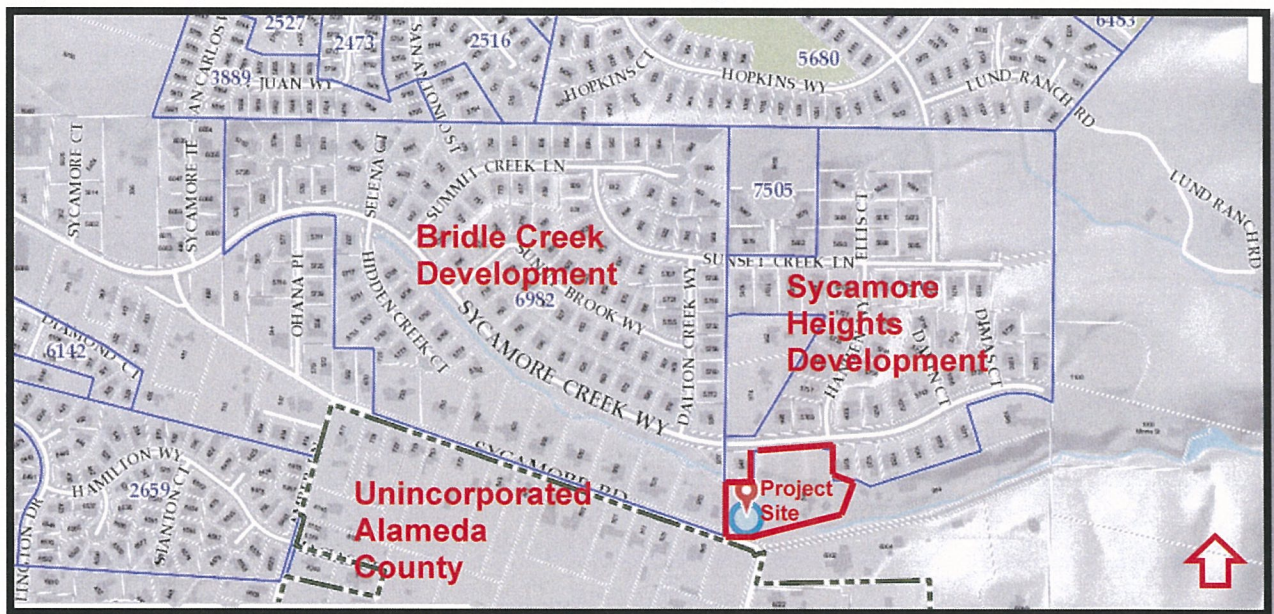


Figure 2: Project Site Location and Surrounding Uses



Site and Area Description

The project site abuts Sycamore Road on the south side and Sycamore Creek Way on the north side. The site is irregular in shape and is approximately 3.28-acres in area. Sycamore Creek bisects the existing parcel in an east-west direction. The site presently includes a single-family home, with a detached garage and two outbuildings, located towards the southeast portion of the property. Access to the existing home is provided by a 15-foot wide driveway from Sycamore Road. This driveway crosses a wooden bridge over the creek before it reaches the existing residence. There are a number of mature trees on the property including native valley oak, sycamore, and California black walnut trees; these are generally located in the southern portion of the site and adjacent

to the creek. Non-native trees including eucalyptus, acacia and other non-native species, are also located on site, and a variety of shrubs, grasses, and groundcover surround the existing home (see Figure 3 aerial of the project site).

Figure 3: Aerial of the Project Site



A 25-foot wide existing Public Utility Easement, Transmission Pipeline and Access Road Easement, known as Dale Way, runs north-south along the western edge of the property between Sycamore Creek Way and Sycamore Road. An existing 12-foot wide multi-use public trail extends from the west, along Sycamore Creek, and terminates at Dale Way.

The project site is bordered on the west side by the Bridle Creek (Greenbriar) and Sycamore Heights (Summerhill Homes) subdivisions; on the north side by the Sycamore Heights development; on the east by Sycamore Heights and the Jensen property at 994 Sycamore Road (formerly Carlson property); and on the south by the Jensen property and an existing large-lot single-family residence in unincorporated Alameda County (See Figure 2).

Prior Approvals and Applications

PUD 97-21 Approval (Frost)

On April 7, 1998, the City Council approved a PUD development plan application (PUD-97-21) to subdivide the existing site, then owned by the Frost family, into three parcels of 1.05, 1.21 and 1.03 acres, consistent with the Specific Plan designation (See Figure 4).

Parcels 1 and 2 were intended to take access from Sycamore Road, and Parcel 3 from a new east-west connector street, now known as Sycamore Creek Way. Absent the PUD approval, the NSSP would require all access serving this parcel to be from Sycamore Road. At the time of the approval, Sycamore Creek Way had not been constructed, and the property was not served by City water and sewer. Since the project, by itself, would not construct the necessary access and utility improvements, PUD-97-21 was conditioned to prohibit recordation of a final map until the roadway and utilities were installed, with the PUD approval to lapse two years after the utility and roadway improvements were made, unless a Final Map was recorded.

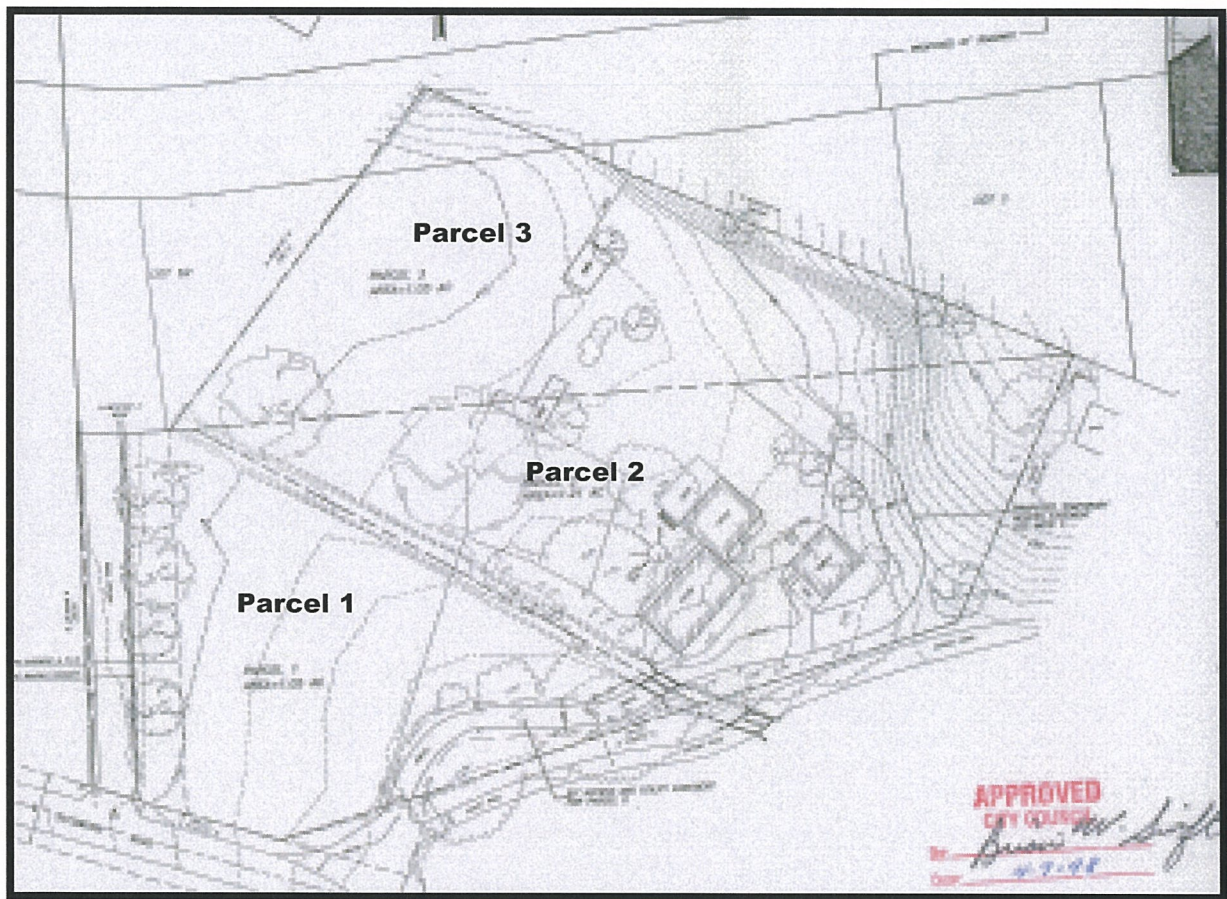


Figure 4: Parcels Approved by PUD-97-21

PUD 97-21 also assumed the relocation of a multi-use trail, shown in the NSSP as following the alignment of Sycamore Creek through the subject property. The PUD approvals described, but did not map, a realignment of the trail to follow Dale Way to Sycamore Road, with the final design and alignment of this trail to be determined prior to recordation of the Final Map. In 1998 the property was acquired by the current applicant, the Bringhursts. Ultimately, the property owner did not record the Final Map, and the PUD approval expired in May 2000.

Bridle Creek and Sycamore Heights Developments

In March 1998, the City Council approved PUD 97-03, for Greenbriar Homes' Bridle Creek development, which included 111 single-family homes on a combined 56.2-acre site, west of 990 Sycamore Road (see Figure 2). The project was required to construct sanitary sewer and water line extensions that also benefited Sycamore Road. In October of 1999, the City Council approved PUD 97-12 for Summerhill Homes' Sycamore Heights development, which had 48 single-family homes on a combined 34.65-acre site¹, located to the north of 990 Sycamore Road.

In November 2002, the City approved lot line adjustments (LLAs) between the Bringhurst property and parcel(s) to the north, then owned by New Cities and later acquired by Summerhill Homes. The LLAs allowed for a more logical parcel configuration and accommodated the proposed alignment for Sycamore Creek Way to be constructed by Greenbriar, discussed in more detail below.

In 2003, during the construction of the Sycamore Heights development, City staff allowed grading, including placement of fill, on the northern portion of the Bringhurst property; the natural grade in this area was 8 to 10 feet lower than adjacent Sycamore Creek Way. The approved grading plan showed the finished grade of the Bringhurst property to be raised, closer to the elevation of the adjacent road and building pads of the Sycamore Heights development, with the grade sloping gradually uphill, west to east, from an elevation of approximately 417 feet to approximately 436 feet. The actual grading in place today is somewhat different from that shown on the approved plan, with three relatively distinct "stepped" areas at elevations of approximately 424 feet, 427 feet, and 432 feet. At the same time as the grading was approved, the City allowed water and sanitary sewer laterals to be stubbed out along Sycamore Creek Way.²

While the files are not completely clear, at the time the work was proposed, there were discussions between the Bringhurst family and Summerhill Homes regarding a potential application to incorporate the northern portion of 990 Sycamore Road into the Sycamore Heights development. It seems likely the City agreed to allow the work to proceed at the request of the developer, anticipating this application, since it would be most cost effective to complete the work at the same time as the subdivision improvements. However, no application was filed by Summerhill Homes and the City did not approve, or otherwise provide any formal guarantee that it would allow, any additional subdivision or development of the Bringhurst property.

PUD-53: Bringhurst Property Five-Lot Development Plan

In March 2006, the Bringhurst family submitted an application similar to that currently before the Planning Commission, to amend the NSSP for a five-lot PUD development

¹Sycamore Height development was approved for 51 residential homes per City Council Ordinance No. 1791. It was constructed with 48 residential homes, 3 less than what was approved.

² Water and sewer lines are occasionally "stubbed out" to serve future potential development in order to avoid needing to dig up and install water and sewer lateral pipes in a new street. Just because these lines were stubbed out was not a guarantee of future development rights, nor a promise of the location of future driveways or lots (as depending on gravity flows, some lots have utility lines from the rear of their property and not the front).

plan (PUD-53). The prior proposal was largely similar to the current proposal, including three lots fronting Sycamore Creek Way, and two lots on Sycamore Road. Also included in the proposal was a request to realign the multi-use trail identified in the NSSP. At a workshop held at the time, the Planning Commission expressed concern about the City's prior decision to allow site grading and stubbing of utilities prior to receiving project approvals, and that more utility laterals had been allowed than the number of residential lots/homes permitted by the NSSP. Although no formal vote was taken, in discussion, the majority of the Commission was supportive of the potential NSSP amendment and allowing some additional development on this property, seeing it as a way to logically continue the now-established development pattern along Sycamore Creek Road. The Commission indicated the three lots/homes fronting Sycamore Creek Way would need to have comparable lot sizes and similar setbacks and architecture/design as the homes in the Sycamore Heights development and to provide an appropriate transition between new lots and existing lots fronting Sycamore Creek Way at either end of the site, noting that the lot size and setback varied between the lots to the east and to the west.

Following the 2008 workshop, no further action was taken by the applicant to pursue the development of the site until the current submittal.

CURRENT PROPOSAL

The applicant is seeking the following entitlements:

1. Amendments to the North Sycamore Specific Plan (NSSP) to:
 - a. Change the land use designation of an approximately 1.01-acre portion of the site from Planned Unit Development – Agricultural (PUD-A) to Planned Unit Development – Medium Density Residential (PUD-MDR);
 - b. Allow the proposed PUD-MDR lots to access from Sycamore Creek Way;
 - c. Realign the planned public trail on the project site;
 - d. Allow the proposed Lot 1 with a PUD-A land use designation to be less than one acre in area;
2. Rezone an approximately 1.01-acre portion of the site from Planned Unit Development – Agricultural (PUD-A) District to Planned Unit Development – Medium Density Residential (PUD-MDR) District;
3. PUD development plan approval for a 5-lot single-family residential development with related on- and off-site improvements;
4. Growth Management Unit Allocation; and
5. Vesting Tentative Subdivision Map approval to subdivide the 3.28-acre parcel into five residential lots for four new homes and one existing home.

Site Layout: As proposed, Lot 1 would have frontage on Sycamore Road and would share the existing driveway to the existing home on Lot 5 for access. Lots 2-4 would

front on and be accessed from Sycamore Creek Way. The applicant proposes to retain the existing home and outbuildings on Lot 5. The new homes would be custom homes constructed by individual homeowners after the lots are sold. Design guidelines detailing the development standards and design criteria are proposed for construction of the future homes and related development on Lots 1-4 and for remodeling and expansion of the existing home on Lot 5 (or demolition of the existing home and construction of a new home on Lot 5). Additional detail on the proposal is included in Attachment 4a (Project Plans), and Attachment 4b(Design Guidelines).

Figure 5 shows the proposed site layout; Table 1 summarizes the existing and proposed lot sizes.

Figure 5: Proposed Layout

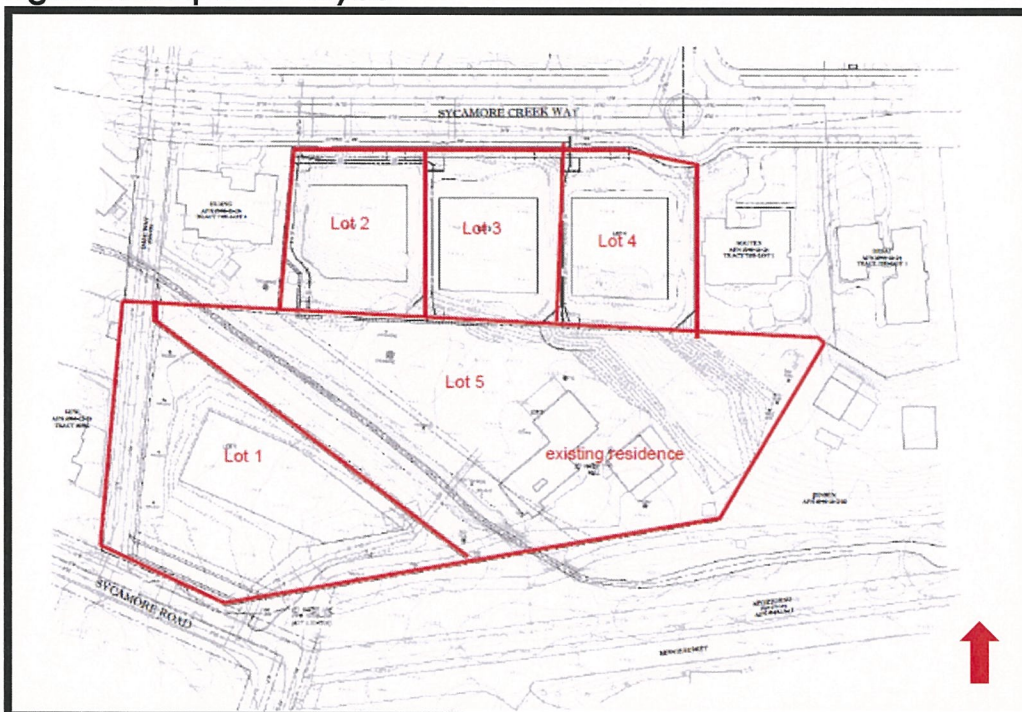


Table 1: Existing and Proposed Specific Plan Land Use Designations and Lot Sizes

Existing				Proposed			
Lot No.	Land Use	Minimum Lot Size	Lot Size	Lot No.	Land Use	Proposed Lot Size	Lot Size
NSSP Lot 24	PUD-A	1 Acre	3.28 Acres	Lot 1	PUD-A	34,539 sq. ft.	
				Lot 5		64,141 sq. ft.	
				Lot 2	PUD-MDR	14,898 sq. ft.	
				Lot 3		14,866 sq. ft.	
				Lot 4		14,617 sq. ft.	

Trail Realignment: The multi-use trail shown in the NSSP follows the alignment of Sycamore Creek through the project site. The applicant proposes to realign this planned

trail location on the project site from its current terminus at the Bridle Creek development to head south along Dale Way, and then turn east along the property frontage on Sycamore Road to be connected to the Alisal Trail which may be constructed by another development³. To implement the proposed trail realignment, a 25-foot wide trail easement would be created parallel to Sycamore Road on Lot 1. This extra width is needed to accommodate any necessary meandering of the trail to avoid obstacles (e.g., in one section, it needs to meander around an existing oak). Figure 6 illustrates the proposed realignment. For the small section of the trail that is located on adjacent private property between the project site and Alisal Street, striping, pavement material change, or some other form of delineation would indicate the pedestrian path of travel.

In recognizing the lack of existing bicycle and pedestrian facilities in the neighborhood, the applicant proposes a monetary contribution of \$100,000 to construct and/or improve bicycle and pedestrian facilities in the City with a focus on improving the existing system in the vicinity of the project area.

Figure 6: Proposed Trail Realignment



DISCUSSION

The project site has a General Plan Land Use designation of “Low Density Residential” on the General Plan Map. However, the General Plan Land Use Element indicates that General Plan Land Uses, densities and street alignments that are within specific plan areas are only conceptually shown on the General Plan Map while the Specific Plan

³ A future development on the Spotorno site may include a trail along the east side of Alisal Street.

provides additional detail. Therefore, the proposed development will need to conform to the Land Use Designation and density indicated by the NSSP.

The NSSP states the following:

A. *OVERALL GOAL*

The primary goal of this Specific Plan is to provide a clear plan to guide future land use and development within the study area, to protect and buffer the existing semi-rural character of current residences, to protect and restore the natural environment to the extent feasible, and to provide a coordinated plan for infrastructure improvement in the area.

And, among its land use goals, the NSSP states:

1. *Provide a Specific Plan which facilitates the orderly development of lands within the planning area in a manner which:*
 - a. *Is consistent with all elements of the Pleasanton General Plan;*
 - b. *Balances the potentially competing interests of current residents of the planning area, potential future residents of the planning area, and current and future residents of the surrounding residential developments; and*
 - c. *Provide individual property owners with a framework within which they can development independently, but in an orderly manner which is harmonious with a comprehensive land use plan for the study area.*

In order to facilitate orderly developments within the NSSP, developments need to be proposed in a manner consistent with the NSSP based on its land use plan, allowable density, and number of allotted residential lots, rather than amending the NSSP to accommodate a proposed development inconsistent with the plan. For this reason, staff does not support amending the NSSP land use to increase the density for the proposed development.

The Planning Commission, after multiple reviews of the project, unanimously supported the project as proposed. The rationale to support the proposal included that:

1. The topography of the site creates a natural separation between the northern portion of the site from the southern portion, and thus a logical lotting plan;
2. The 3-lot design fronting Sycamore Creek Way follows the design and lotting pattern of the existing neighborhood;
3. Utilities to accommodate new homes are readily available;
4. The street-view visual simulations of a future home on Lot 1 demonstrate its compatibility in building's mass and bulk with the existing homes along Sycamore Road;

5. Lot 1's proposed building setbacks would allow the future home be situated an adequate distance from Dale Way and from Sycamore Road, to maintain an open, rural character;
6. The proposed allowable building square footage for the new home on Lot 1, along with the provisions of the design guidelines, would make the new home visually suitable for the area;
7. The monetary contribution would be used to construct and improve bicycle and pedestrian facilities in the area; and
8. The project, if approved, would remain within the total buildout capacity of the NSSP.

Please refer to Attachment 3 for Planning Commission agenda reports and minutes for meetings held on January 22, 2020 and May 27, 2020.

Had the project not required a Specific Plan amendment to change land use and zoning to accommodate its proposed development density, staff would otherwise be in support of the project. Should the City Council concur with the Planning Commission's recommendation, and also find the proposed project is supportable, the discussion below outlines the primary topics of concern related to the application, and the Planning Commission discussions on these various points.

NSSP Amendments:

The land use and zoning changes to increase density/number of residential lots, and staff and Planning Commission's respective rationales in not supporting/supporting that change, are outlined above. Beyond these elements, the proposed NSSP amendment also includes:

- a. Allowing the proposed PUD-MDR lots to access from Sycamore Creek Way;
- b. Realignment of the planned public trail on the project site;
- c. Allowing for an exception to the NSSP development standards to permit the PUD-A designated Lot 1, to be less than one acre in area.

Sycamore Creek Way has been constructed and used as a primary roadway to both Bridle Creek and Sycamore Heights developments. It would provide easy and logical access to the proposed PUD-MDR lots. The proposed trail realignment would not only protect the privacy of homeowners, it would continue to provide a logical connection between the existing trail terminus and Sycamore Road, could have fewer environmental impacts to the creek, and would reduce potential conflicts between trail users and private property owners. Additionally, the proposed realignment received unanimous support from both BPTC and Parks and Recreation Commission. As for the proposed lot size for Lot 1 being less than the required one acre in lot area, for creek protection and maintenance purposes, the proposed configuration allows the entirety of the creek to be located on a single property, rather than be bisected by a property line. It is more logical to have the segment of the creek be located on a single property.

PUD Development Plan

All development proposals in the NSSP area are subject to the PUD review and approval process as outlined in the Pleasanton Municipal Code, including adoption of a site-specific PUD development plan that includes the development standards for the property. The development standards should be consistent with the development standards stated in the NSSP.

a. Site Development Standards

The NSSP provides a set of development standards for PUD-MDR zoning district. Table 3 provides a comparison of the standards required by NSSP and those proposed, which would generally follow those of the R-1-20,000 zoning district.

Table 3: Development Standard Comparisons

	NSSP's PUD-MDR District	Proposed Lots 2-4
Setbacks (Minimum)		
Front Yard	25'	25'
Side Yard	5' on one side 30' both sides combined	5' on one side; 30' both sides combined
Rear Yard	25'	25'
Height (Maximum)	30'	30'
FAR (Maximum)	Not specified	30%

The NSSP does not specify how height is measured. As proposed, the building height would be measured from the lowest finished grade adjacent to an exterior wall of the structure to the peak of the roof, and the FAR calculation would include garage area in excess of 600 square feet and all enclosed accessory structures.

The NSSP does not provide specific development standards for lots in the PUD-A zoning district. As the proposed PUD-A lots are irregularly shaped, a building envelope is therefore proposed for each of the PUD-A lots, rather than listing minimum setbacks. Each envelope provides a boundary within which development of the primary residential buildings and all accessory structures could take place without impacting the creek or the trail. As proposed, landscape and hardscape may be installed outside the building envelope on each lot, except within the defined creek setback area. The proposed building envelopes are included in the design guidelines attached as Attachment 4.

To ensure home size is compatible with the existing rural character of the neighborhood, the future home on Lot 1 is limited to a 15% FAR plus a 600 square feet allowance for a garage, for an effective maximum of 5,780 square feet. This maximum square footage is comparable to the existing homes on the same (north) side of Sycamore Road, in the Bridle Creek development.

b. Design Guidelines (part of Attachment 4)

The new homes would be custom homes constructed by individual homeowners after the lots are sold. Design guidelines detailing the development standards

and design criteria are proposed for construction of the future homes and related development on Lots 1-4 and for remodeling and expansion of the existing home on Lot 5 (or demolition of the existing home and construction of a new home on Lot 5). The design guidelines for the homes on the PUD-MDR lots include key design criteria such as compatible design with the existing homes in the Sycamore Heights development and minimize visual prominence of garage doors.

The design guidelines for the homes on the PUD-A lots include key design criteria such as architectural styles suitable to the existing semi-rural character and smaller second-floor area than the first floor. The second-floor shall not exceed 40% of the first-floor area and the second-floor shall either have walls that are set back from the first-floor walls, or the second-floor shall be integrated into the roof of the house with dormers used for windows or to provide adequate head clearance.

c. Trail Design

The NSSP does not include design standards for the public trail, but Figure VI-1 in the Specific Plan shows a conceptual design for improvements along Sycamore Creek, including a 12-foot wide “multi-use all weather accessway.” The existing trail located on the west side of the project site (Dale Way) has a decomposed granite surface. The 2019 City Council adopted the Trails Master Plan which shows a future Class 1 trail to be constructed at the project site along Sycamore Road. This future trail is comprised of a 8’ minimum wide trail with an asphalt or concrete surface and a 1- 2’ wide fine crushed stone shoulder on each side, for a total width of 10’-20’. The proposed trail along the frontage of Lot 1 conforms to the Trails Master Plan. The proposal also includes a connection linking Dale Way to the existing Bridle Creek trail.⁴

d. Grading and Retaining Walls

As proposed, the PUD-MDR lots would be graded to comparable contour elevations as the existing lots fronting Sycamore Creek Way. Excessive dirt from grading would be off-hauled. Retaining walls are proposed on the sides and rear of the proposed lots to facilitate building pad areas for future homes. Staff finds the proposed retaining walls would be acceptable except for the location of the wall between Lots 2-3 and Lot 5. This wall, as proposed, is located on Lot 5 but benefits Lots 2-3. It is standard practice, and prudent from a liability and maintenance standpoint, to have the benefitting property owners responsible for the maintenance of a retaining wall. A condition of approval has been added requiring either relocating the wall or adjusting the property line.

⁴ Note: Dale Way is situated within a 25 foot easement granted in 1987 to the City of Pleasanton by the prior owner. The easement is described as a “Transmission Pipeline and Access Road Easement.” In the City’s view, this easement allows for public access along Dale Way – the public has used this connection for many years. The property owner disagrees with this interpretation and has stated their opinion that the past public use has been permissive on their part. Regardless, it would be beneficial to clarify the status of the easement to ensure it may function as a trail connection consistent with the NSSP.

e. Amenity

As part of the density increase request, the applicant proposes a voluntary monetary contribution of \$100,000 to the City to construct and improve bicycle and pedestrian facilities with a priority consideration for areas near the project site. If the project is approved, Traffic Engineering suggests that the funding could be used to upgrade the bicycle detection facilities at intersections in the vicinity, or to help support completion of a trail along nearby Alisal Street, which lacks pedestrian facilities.

Planning Development Plan Considerations

Section 18.68.110 of the Pleasanton Municipal Code sets forth purposes of the Planned Unit Development (PUD) District and seven separate considerations to be addressed in reviewing a PUD development plan, including whether the PUD development plan would be compatible with developed properties in the vicinity. Should the City Council elect to support the proposed project, the attached draft ordinance for approval of the PUD rezoning and development plan lists the required findings of conformance with each of the PUD considerations.

Vesting Tentative Subdivision Map Considerations

As a part of the project, the applicant proposes to subdivide the approximately 3.28-acre site into five lots for four new single-family homes and one existing single-family home. A Vesting Tentative Map confers a vested right to proceed with a development in substantial compliance with the ordinances, policies, and standards in effect at the time an application for the map is deemed complete. Should the City Council elect to support the proposed project, the attached draft ordinance lists the required findings that Vesting Tentative Subdivision Map 8528 conforms to the purposes of the PMC.

Growth Management Program

The City's Growth Management Program (GMP) allows a total of 235 growth management unit allocations to be issued within a calendar year for new residential units. The proposed development includes four new residential units. To date in 2020, a total of one growth management allocations have been issued. If Council approves the requested allocations, a total of five growth management unit allocations would be issued this calendar year, below the allocation limit. The Growth Management Agreement for the project is included as Attachment 2.

PUBLIC NOTICE

Notices for this hearing were sent to surrounding property owners and tenants within a 1,000-foot radius of the site. The public notice was also published in *The Valley Times*. At the time this report was published, staff did not receive any comments. Any public comments received after publication of this report will be forwarded to the Council.

ENVIRONMENTAL ASSESSMENT

An Initial Study/Negative Declaration (Attachment 5) has been prepared for the proposed project in conformance with the California Environmental Quality Act (CEQA). The Initial Study concludes that the project would not have any significant environmental impacts, and that it is therefore appropriate to adopt a Negative

Declaration for the project. Attachment 5 provides a resolution for adoption of the Initial Study and Negative Declaration and makes findings that the Initial Study/Negative Declaration adequately evaluates the potential environmental impacts of the project.

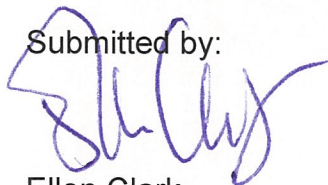
CONCLUSION

Staff does not find the proposed NSSP amendment to change the land use and zoning designations for a portion of the project site in order to gain additional developable residential lots meets the intent and purpose of the NSSP; thus, it is not supported. Development should be proposed in accordance with the underline plans and meet the goals and policies of the plan. On this basis, staff recommends the City Council deny the proposed NSSP amendment to change land use and zoning designations and thereby deny the proposed project pursuant to the resolution in Attachment 1.

However, recognizing the Planning Commission's recommendation and rationale to support the project as proposed, should the City Council elect to concur with that recommendation, staff recommends the following:


- a. Find that the project would not have a significant effect on the environment;
- b. Find that the proposed amendments (P19-0031) to the North Sycamore Specific Plan (NSSP) are appropriate and consistent with the General Plan;
- c. Find that the proposed Planned Unit Development rezoning (P19-0030) and development plan (PUD-135) are consistent with the General Plan and the purposes of the PUD Ordinance, and make the PUD findings as listed in the draft ordinance;
- d. Find that the Vesting Tentative Subdivision Map application meets State law and the Zoning Ordinance of the Pleasanton Municipal Code (PMC) and make the tentative map findings as listed in the draft ordinance;
- e. Adopt a resolution recommending approval of the draft Negative Declaration prepared for the proposed project (Attachment 2a);
- f. Adopt a resolution to amend the North Sycamore Specific Plan (NSSP) based on the proposed project (Case No. P19-0031) (Attachment 2b);
- g. Introduce an ordinance for approval of Case Nos. P19-0030 (rezone) and PUD-135 (development plan), and Vesting Tentative Subdivision Map 8528, subject to the draft conditions of approval listed in Exhibit A (Attachment 2c); and
- h. Adopt a resolution approving the Growth Management Agreement for two growth management unit allocations (P19-0032) for the project (Attachment 2d).

Submitted by:



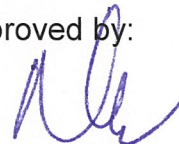
Ellen Clark
Director of Community
Development

Fiscal Review:



Tina Olson
Director of Finance

Approved by:



Nelson Fialho
City Manager

Attachments:

1. Draft resolution denying the application
2.
 - a. Draft resolution recommending approval of the draft Negative Declaration prepared for the proposed project
 - b. Draft resolution to amend the North Sycamore Specific Plan (NSSP) based on the proposed project (Case No. P19-0031)
 - c. Draft Introduce an ordinance for approval of Case Nos. P19-0030 (rezone) and PUD-135 (development plan), and Vesting Tentative Subdivision Map 8528, subject to the draft conditions of approval listed in Exhibit A
 - d. Draft resolution approving the Growth Management Agreement for four growth management unit allocations (P19-0032) for the project
3. January 22, 2020 and May 27, 2020, Planning Commission Agenda Reports without exhibits and Planning Commission meeting minutes (excerpts)
4. Proposed Project including the following exhibits:
 - a. PUD development plan and Vesting Tentative Subdivision Map 8528;
 - b. Design Guidelines;
 - c. Visual simulations for Lot 1, and Lot 1 Building Restrictions with Comparisons; and
 - d. Amenity Contribution for PUD-135(The following documents will be provided upon request:
 - a. Biological Resources Analysis Report by Olberding Environmental, Inc., dated May 2019.
 - b. Arborist Report by HortScience, dated March 2018.
 - c. Geotechnical Studies prepared by PRA Group dated October 2007 and updated in August 2018.
 - d. Engeo Inc. Peer Review Reports of Geotechnical Studies Prepared by PRA Group November 2018.
 - e. Hydrology Studies by LandTech, dated January 3, 2000, and revised January 25, 2019.
 - f. Engeo Inc. Peer Review of Hydrology Studies by LandTech, dated November 18, 2018.
 - g. Open-Space dated Management and Wildland Fire Protection Plan by Olberding Environmental, Inc., dated July 2019)
5. Negative Declaration