



Planning Commission Staff Report

January 13, 2016
Item 8.b.

SUBJECT: Actions of the City Council

December 15, 2015

Actions of the Zoning Administrator and Planning Commission

Council accepted the report.

Second reading and adoption of Ordinance No. 2133 approving the application of Greenbriar Homes Communities for Planned Unit Development (PUD) Rezoning and Development Plan Approval, as filed under Case PUD-25

Second reading and adoption of Ordinance No. 2134 approving a Development Agreement between the City of Pleasanton and Greenbriar Homes Communities

Council continued the item to the January 5, 2016 meeting.

PUD-107 /P14-1024/P14-1025, Fireside Investors, LLC

Consider the following for 377 St. Mary Street: (1) General Plan Amendment to change the land use designation from Retail/Highway/Service Commercial; Business and Professional Offices to Retail/Highway/Service Commercial; Business and Professional Offices and High Density Residential; (2) Downtown Specific Plan Amendment to change the land use designation from Office to Downtown Commercial and High Density Residential; and (3) PUD Rezoning and Development Plan to rezone the site from the C-C (Central Commercial), Downtown Revitalization, Core Area Overlay District to a PUD-HDR/C-C District, to convert the existing single-family residence into a commercial use building including site and exterior building modifications, and to construct three new, 2,400-square-foot, three story detached single-family residences

Action recommended:

Adopt resolutions recommending approval of P14-0124, P15-0125 and PUD-107, General Plan Amendment, Downtown Specific Plan Amendment, and PUD Rezoning and Development Plan applications at 377 St. Mary Street for: (1) a General Plan Amendment to change the land use designation for an approximately 0.15-acre portion of the site from Retail/Highway/Service Commercial; Business and Professional Offices to High Density Residential; (2) a Downtown Specific Plan Amendment to change the land use designation from Office to Downtown Commercial and High Density Residential; and (3) Planned Unit Development (PUD) Rezoning and Development Plan to rezone the site from the C-C (Central Commercial), Downtown Revitalization, Core Area Overlay District to PUD-HDR/C-C (Planned Unit Development-High Density

Residential/Central Commercial) District, to convert the existing single-family residence into a commercial use building including site and exterior building modifications, and to construct three new, 2,400-square-foot, three-story detached single-family residences, subject to the conditions of approval listed in Exhibit A, and forward the applications to the City Council for public hearing and review.

Action taken:

Council approved the project with revised conditions requiring the payment of in-lieu fees for three parking spaces and the provision of a revised streetscape plan for the St. Mary Street sidewalk and planter strip frontage.

Vote: 5-0

January 5, 2016

Actions of the Zoning Administrator and Planning Commission

Council accepted the report.

Second reading and adoption of Ordinance No. 2133 approving the application of Greenbriar Homes Communities for Planned Unit Development (PUD) Rezoning and Development Plan Approval, as filed under Case PUD-25

Second reading and adoption of Ordinance No. 2134 approving a Development Agreement between the City of Pleasanton and Greenbriar Homes Communities

Adopt by resolution the revised CEQA Findings and the Mitigation and Monitoring and Reporting program

Action recommended:

Consistent with Council majority's direction of December 15, 2015: (1) Waive the second reading and adopt Ordinance No. 2133 approving Case PUD-25, the PUD Rezoning and Development Plan, subject to the Conditions of Approval listed in Exhibit A; (2) Waive the second reading and adopt Ordinance No. 2134 approving the Development Agreement to vest entitlements to the project; (3) Adopt by resolution the revised CEQA Findings and the Mitigation and Monitoring and Reporting Program; and (4) Authorize staff to take appropriate steps to effectuate Council's intent consistent with the above approvals.

Action taken:

Council waived the second reading and adopted Ordinance No. 2133 approving Case PUD-25, and Ordinance No. 2134 approving the Development Agreement. Council also adopted the Resolution adopting the CEQA Findings and MMRP.

Vote: 3-1-1 (Brown voted no; Pentin was absent)