



## CITY COUNCIL AGENDA REPORT

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April 20, 2021  
Community Development  
Planning Division

### **TITLE: ACTIONS OF THE ZONING ADMINISTRATOR**

**Note:** Although the below planning approvals would be effective following the City Council meeting, any associated construction or operation would be subject to the restrictions of the January 25, 2021 Alameda County Shelter in Place Order (Order 21-01).

#### **P21-0139, Tom Johnson/TSJ Consulting**

Application for Design Review approval to modify an existing personal wireless service facility for TMobile that includes: 1) replacing the existing approximately 3-foot diameters, 60-foot-tall monopole with an approximately 5-foot and 6-inch diameter, 60-foot-tall monopole to contain existing, replacement and new antennas, RRUs and cables, and 2) installing addition supporting cabinets and equipment within existing ground equipment area at 3470 Boulder Street.

Approved. (1 day)

#### **P21-0183, Lisa Gonigan/Paradise Designs of California**

Application for Administrative Design Review approval to construct an approximately 108-square-foot, first-floor addition in the rear of the existing residence located at 5023 Blackbird Way.

Approved. (9 days)

#### **Project Information:**

*Existing floor area: 1,951 square feet*

*Total floor area with addition: 2,059 square feet*

*Lot size: 8,190 square feet*

*Existing floor area ratio: 23.82 percent*

*Total floor area ratio with addition: 25.14 percent*

#### **P21-0193, Dave Ayres/Hereld and Ayres Architects**

Application for Administrative Design Review approval to construct an approximately 1,500-square-foot, 11-inch-tall, detached garage located at 1136 Finch Place.

Approved. (14 days)

**P20-1050, Michelle Ge Gao**

Application for Administrative Design Review approval to convert approximately 278 square feet of an existing balcony space on the front of the house to habitable space at 640 Windmill Lane.

Approved. (56 days)\*\*

*Administrative Hearing held on March 11, 2021; Project approved with revised conditions of approval to address privacy and massing concerns raised by neighbors*

**Project Information:**

*Existing floor area: 3,071 square feet*

*Total floor area with addition: 3,349 square feet*

*Lot size: 10,121 square feet*

*Existing floor area ratio: 30.34 percent*

*Total floor area ratio with addition: 33.09 percent*

**P21-0182, Edward Berezhnoy/Pacific Neon Company**

Application for Sign Design Review approval to install two halo-illuminated wall signs for 10x Genomics located at 6210 Stoneridge Mall Road.

Approved. (1 day)

**P21-0230, Todd Foster**

Application for Administrative Design Review approval to construct an approximately 13-foot-tall, open sided cabana behind the existing residence located at 4255 Tamur Court.

Approved. (8 days)

**P21-0134, Shane Woodruff/T-Mobile**

Application for Wireless Design Review approval to modify an existing personal wireless service for T-Mobile that includes: 1) remove and replace six existing antennas with six new antennas and the installation of three new and additional antennas; and 2) install six new Remote Radios (RRU's) located at 5674 Stoneridge Drive.

Approved. (1 day)

**P21-0173, Robert West/RK Electric, Inc.**

Application for Design Review approval for the: 1) installation of a new electrical service, painted to match the base building color, on a new concrete pad with protective bollards on the northwest side of the project; 2) removal of two parking stalls from the northwest corner of the building to accommodate the new utility service area; 3) relocation of two EV parking stalls to the south side of the building to accommodate the new area; 4) modification to the landscape and irrigation to accommodate and screen the new electrical services equipment; and 5) on-site ADA improvements located at 4698 Willow Road.

Approved. (1 day)

**P21-0178, Scott Chappelle/DPR Construction**

Application for Design Review approval to install a new emergency standby generator to the side of 5672 Stoneridge Drive.

Approved. (13 days)

**P21-0235, Norman Kolstad/Pleasanton Sunrooms**

Application for Administrative Design Review approval to construct an approximately 12-foot-tall, enclosed, sunroom at the rear of the existing residence located at 487 Montori Court.

Approved. (14 days)

**P21-0072, Munir Safi/Muslim Community Center East Bay**

Application for Design Review approval to update the existing landscaping throughout the site located at 5724 W. Las Positas Boulevard.

Approved. (15 days)

**P21-0228, Neal Mirchandani**

Application for Administrative Design Review approval to regrade a portion of the rear yard and construction of a 7-foot-tall retaining wall in the rear of the existing residence located at 444 San Gabriel Court.

Approved. (19 days)

**P21-0272, William Chambers**

Application for Administrative Design Review approval for the construction of an approximately 373-square-foot cabana to the rear of the property located at 638 Abbie Street.

Approved. (13 days)

*Project Information:*

*Existing floor area: 2,587 square feet*

*Total floor area with addition: 2,960 square feet*

*Lot size: 16,617 square feet*

*Existing floor area ratio: 15.57 percent*

*Total floor area ratio with addition: 17.81 percent*

**P21-0357, Laura Dipper/Seigo Designs**

Application for Design Review approval to repaint the existing building located at 706 Main Street (Gilman Brewing).

Approved. (1 day)

**P21-0287, Adel Michael**

Application for Design Review approval to repaint the existing daycare building located at 4300 Mirador Drive (Creative Learners Child Care).

Approved. (3 days)

**P21-0273, Simon Lin/Eleven Ten Architects**

Application for Design Review approval to construct a new shopping cart corral in front of an existing building located at 5960 Stoneridge Drive.

Approved. (2 days)

**P20-0956, Theo Bosch/Engie Services, U.S.**

Application for Design Review approval to construct new carports with solar and associated site improvements at 5880-5890 Owens Drive.

Approved. (5 days)

**P21-0226, Sukhwinder Sangha**

Application for Administrative Design Review approval to construct an approximately 500-square-foot, 14-foot-tall cabana in the rear yard of an existing residence located at 1142 Germano Way.

Approved. (25 days)

**P21-0286, Jim Morgenroth/Morgenroth Development**

Application for Administrative Design Review approval to construct an approximately 580-square-foot, 15-foot-tall detached solid roof patio cover, an approximately 314-square-foot, 10-foot, 9-inch-tall, attached lattice patio cover, and an approximately 78-square-foot, 10-foot, 9-inch-tall, detached arbor to the rear of a residence located at 1576 Laguna Hills Lane.

Approved. (12 days)

**P21-0127, Jeff Holtzer, Sr. Project Manager/PM Design**

Application for Minor Conditional Use Permit (MCUP) approval to allow a veterinary hospital with no overnight boarding to be located at 5737 Valley Avenue, Suites A and B.

Approved. (6 days)

**P21-0285, Nirmala Reddy**

Application for Administrative Design Review approval for the construction of an approximately 288-square-foot elevated deck attached to the existing deck at the rear of the existing residence located at 4937 Monaco Drive.

Approved. (7 days)

**P21-0322, Michael Chen**

Application for Administrative Design Review approval for the construction of an approximately 240-square-foot, one-story addition at the rear of the existing residence located at 1802 Sinclair Drive.

Approved. (7 days)

Project Information:

- Existing floor area: 1,478 square feet
- Total floor area with addition: 1,719 square feet
- Lot size: 6,201 square feet
- Existing floor area ratio: 23.83 percent
- Total floor area ratio with addition: 27.72 percent

**P21-0306, Wafaa Almahamid/WAA Design**

Application for Administrative Design Review approval to construct an approximately 1,402-square-foot, second-story, addition at the rear of the existing residence located at 2678 Sanderling Way.

Approved. (12 days)

Project Information:

- Existing floor area: 1,812 square feet
- Total floor area with addition: 3,214 square feet
- Lot size: 11,468 square feet
- Existing floor area ratio: 15.80 percent
- Total floor area ratio with addition: 28.03 percent

**P21-0128, Mike Mussano/Ward Young Architecture & Planning**

Application for Design Review approval to construct site improvements including new pedestrian access path, an accessible ramp, remove and replace an existing ground level deck with an approximately 1,070-square-foot ground level deck and remove one non-heritage Windmill Palm tree located at 855 Main Street (Pleasanton Hotel).

Approved. (3 days)

Submitted by:

 FOR E.C.

Ellen Clark  
Community Development Director

Approved by:



Nelson Fialho  
City Manager