



Planning Commission Staff Report

October 25, 2006
Item 8.b.

SUBJECT: Actions of the City Council, October 17, 2006

Actions of the Zoning Administrator and Planning Commission

Council accepted the report.

Altamont Landfill Settlement Agreement/Land Acquisition Proposal

Request by the Altamont Landfill and Resource Recovery Facility Open Space Advisory Committee for the Pleasanton City Council to review a land acquisition proposal from the East Bay Regional Park District (EBRPD) and to authorize the County of Alameda to disburse the appropriated funds for payment to EBRPD from the Altamont Settlement Agreement Open Space Account.

Council approved the request.

PGPA-11/PUD-58, Charles Austin and Scott Austin

Application for: (1) an amendment to the Pleasanton General Plan to change the land use designation on a 30-acre hillside property from Rural Density Residential (1 du/5 ac) to Low Density Residential (<2 du/ac) land uses on eight acres, with a maximum density of eight dwelling units and Open Space land uses on the remaining 22 acres; (2) rezoning of the subject property from the A (Agriculture) District to the PUD-LDR/OS (Planned Unit Development – Low Density Residential/Open Space) District; and (3) PUD development plan approval to subdivide the subject property into eight custom home sites and designate the remaining 22 acres for permanent open space. The subject property is located at 3459 Old Foothill Road and is currently zoned A (Agriculture) District.

Council approved the Negative Declaration and the General Plan Amendment. Council also introduced an ordinance approving the project, per staff, with the following modifications:

1. Add a new condition stating that uses in the Open Space area to be dedicated to the City shall be addressed at a later time.
2. Add a new condition stating that the sizes and species of trees shall be determined at the Tentative Tract Map stage.

3. Modify Condition No. 2 by adding a sentence stating that the design guidelines shall state that the colors of the custom homes be consistent with the colors of the existing residences in the area.
4. Modify the fourth sentence of Condition No. 9 as follows: “The land transfer must be entirely agreed to by these owners or their successors prior to the City Council’s approval of the final subdivision map, ~~thereby providing a continuous property line between their properties and the proposed development;~~ *however, if the Leighty family decides not to participate, the strip of land may still be transferred to the remaining property owners.*”
5. Modify Condition No. 48.b. as follows: “A disclosure stating that the City of Pleasanton owns the open space area surrounding Lots 1 through 8, that the open space area can be used by the public, *that the open space area may include a trail which would connect to the Pleasanton Ridge trail,* and that the buyer recognizes that the activities that take place in the open space area may result in noise, odors, dust, or other conditions that may affect the lots covered by the PUD Development Plan.”

Vote: 5-0.

PAP-101 (PADR-1338/PV-131), Dustin and Robin Boyce

Appeal of the Planning Commission’s denial of an application for: (1) administrative design review approval to demolish approximately 470 square feet of the existing home and to construct an approximately 2,222-square-foot two-story addition, an approximately 833-square-foot non-habitable basement, and an approximately 950-square-foot detached garage; and (2) variances from the Municipal Code to: (a) increase the floor area ratio (FAR) from 40 percent to 45 percent; (b) reduce the right (south) side yard setback from 5 feet to the existing 3.85 feet; and (c) increase the height of the garage from 15 feet to 20.5 feet. The property is located at 4546 Second Street and is zoned R-1-6,500 (Single-Family Residential) District.

Council denied the appeal, thereby upholding the Planning Commission’s denial of the project.

Vote: 5-0.