



CITY COUNCIL AGENDA REPORT

February 7, 2023
Community Development
Planning Division

TITLE: ACTIONS OF THE ZONING ADMINISTRATOR AND PLANNING COMMISSION

P22-1083, Dorothy Holmes

Application for Administrative Design Review approval to construct an approximately 410-square-foot, single-story addition on an existing single-family residence located at 665 Abbie Street

Approved. (13 days)

Project Information:

Existing floor area: 2,602 square feet

Total floor area with addition: 3,072 square feet

Lot size: 19,602 square feet

Existing floor area ratio: 13.27 percent

Total floor area ratio with addition: 15.67 percent

P22-1087, Yenchung Lee

Application for Administrative Design Review approval to construct an approximately 14-foot-tall, 748-square-foot cabana and associated landscaping in the rear yard of the existing residence at 1809 Via Di Salerno

Approved. (8 days)

P22-1085, Ryan Hughes/Drafting Café Architects

Application for Administrative Design Review approval to construct an approximately 868-square-foot, single-story and an approximately 308-square-foot, second-story addition to the rear of an existing two-story residence at 7986 Driftwood Way

Approved. (8 days)

Project Information:

Existing floor area: 1,916 square feet

Total floor area with addition: 3,092 square feet

Lot size: 10,062 square feet

Existing floor area ratio: 19.04 percent

Total floor area ratio with addition: 30.73 percent

PUD-139-03M, Michele Hodge/10x Genomics

Application for Planned Unit Development (PUD) Minor Modification approval to the approved PUD development plan (PUD-139) to modify the previously approved Phase I surface parking lot design and improvements at 1701 Springdale Avenue

Approved. (3 days)

P22-1043, Sam Hirob/HUB 925 LLC

Application for Design Review approval to: 1) modify the exterior finishes and colors of the existing building, 2) replace existing storefront window/door to a sectional rollup door at the existing sun deck on the second floor, 3) install a new rooftop exhaust fan; and 4) on-site modification associated with the exterior work and create two parking stalls for motorcycles at the existing building located at 5341 Owens Drive

Approved. (15 days)

P22-1092, John D. Matthews/720-722 Main Street LLC

Application for Design Review approval to replace three existing storefront awnings and color change located at 720-722 Main Street

Approved. (15 days)

P22-1090, Edgar Alvarez

Application for Administrative Design Review approval to construct an approximately 353-square-foot, single story addition to the left (southeast) side and an approximately 125-square-foot, single-story addition to the right (north) side of the existing residence at 4674 Corday Court

Approved. (17 days)

Project Information:

Existing floor area: 1,948 square feet

Total floor area with addition: 2,426 square feet

Lot size: 8,000 square feet

Existing floor area ratio: 24.35 percent

Total floor area ratio with addition: 30.33 percent

P22-1045, Michele Richmond/Perry Builders Inc

Application for Sign Design Review approval to modify an existing, illuminated wall-sign located at 3121 Bernal Avenue

Approved. (1 day)

P23-0001, Daniel Brown

Application for Administrative Design Review to construct an approximately 323-square-foot, one-story addition to the left (south) and attached, approximately 17-foot-tall, 390-square-foot patio cover to the rear (west) side of the existing residence at 4132 Bristolwood Road

Approved. (11 days)

Project Information:

Existing floor area: 1,593 square feet

Total floor area with addition: 1,916 square feet

Lot size: 7,710 square feet

Existing floor area ratio: 20.66 percent

Total floor area ratio with addition: 24.85 percent

P23-0003, Amita and Amog Garadi

Application for Administrative Design Review approval to construct an approximately 452-square-foot, second-story addition to an existing single-family residence located at 3642 Pontina Court

Approved. (10 days)

Project Information:

Existing floor area: 5,003 square feet

Total floor area with addition: 5,455 square feet

Lot size: 20,824 square feet

Existing floor area ratio: 24.03 percent

Total floor area ratio with addition: 26.20 percent

P23-0005, Shoba Sivakolundu

Application for Administrative Design Review approval to construct an approximately 622-square-foot covered porch with a maximum height of approximately 15 feet and 2 inches in the rear yard of an existing residence located at 1041 Germano Way

Approved. (10 days)

Planning Commission, January 11, 2023

Commissioners Present: Matt Gaidos, Vivek Mohan, Ken Morgan, and Chair Brandon Pace

Commissioners Absent: Anurag Jain

P22-0969, Stoneridge Mall Framework

Review, consider, and recommend adopting components of the Stoneridge Mall Framework.

Action Recommended: Adopt Resolution No. PC-2023-5 and recommend adoption of components of the Stoneridge Mall Framework

Action Taken: Approved per staff recommendation

Vote: 4-0

P21-0751, 2023-2031 (6th Cycle) Housing Element Update

Review, consider, and make recommendations on:

- a) Adopting and certifying as adequate and complete the Final Environmental Impact Report (EIR) for the City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update and adopting the Mitigation Monitoring and Reporting Plan (SCH 2022040091); and adopting California Environmental Quality Act (CEQA) Findings and the Statement of Overriding Considerations for the Final Program Environmental Impact Report for the 2023-2031, 6th Cycle Housing Element (SCH 2022040091);
- b) Adopting an amendment to the General Plan to update the Housing Element for the 2023-2031 6th Cycle; and
- c) Adopting amendments to the General Plan for conformity with the 2023-2031 (6th Cycle) Housing Element, Stoneridge Mall Framework, and Objective Design Standards.

Action Recommended: a) Adopt Resolution No. PC-2023-1 recommending the City Council certify the final EIR for the 6th Cycle Housing Element, adopt the Mitigation Monitoring and Reporting Program, and adopt the Statement of Overriding Considerations

Action Taken: Approved item 4a per staff recommendation

Vote: 4-0

Action Recommended: b) Adopt Resolution No. PC-2023-2 recommending the City Council adopt a General Plan amendment to update the Housing Element for the 2023-2031 6th Cycle

Action Taken: Modified item 4b to increase the minimum density of Areas 9-Metro 580 and 29-Oracle from 45 to 50 du/ac

Vote: 4-0

Action Taken: Modified item 4b to reinstate Area 12-Pimlico North to the sites list of the Housing Element, subject to staff's ability to secure all property owners' interest statements

Vote: 4-0

Action Taken: Modified item 4b to reduce the density of Area 18-Valley Plaza from 30-40 du/ac to 15-25 du/ac

Vote: 3-1

Action Taken: Modified item 4b to increase the density of Area 25-Pleasanton Unified School District (PUSD) from eight-12 du/ac to eight-13 du/ac (permitting up to 139 units), subject to PUSD's ability to demonstrate commitment to provide affordable teacher/workforce housing

Vote: 4-0

Action Taken: Approved item 4b with modifications and conditions set forth by prior motions

Vote: 4-0

Action Recommended: c) Adopt Resolution No. PC-2023-3 recommending the City Council approve amendments to the General Plan consistent with the 6th Cycle Housing Element and Stoneridge Mall Framework

Action Taken: Approved item 4c per staff recommendation

Vote: 4-0

P20-0908, Objective Design Standards

Review, consider, and recommend adopting Objective Design Standards for Housing Sites; and Objective Design Standards for Multifamily Housing in Residential-Multifamily (R-M), Central Commercial (C-C), and Mixed Use (M-U) Zoning Districts.

Action Recommended: Adopt Resolution No. PC-2023-4 recommending the City Council adopt Objective Design Standards for qualifying housing developments

Action Taken: Approved per staff recommendation

Vote: 4-0

Submitted by:



Ellen Clark
Director of Community Development

Approved by:



Gerry Beaudin
City Manager