

## CITY COUNCIL AGENDA REPORT

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October 1, 2024  
Community Development

### TITLE: ACTIONS OF THE ZONING ADMINISTRATOR AND PLANNING COMMISSION

#### **P24-0504, Diane Catalano Rodriguez**

Application for Administrative Design Review approval to replace two windows like-for-like on the east elevation of the historic home located at 541 St. Mary Street.

Approved. (12 days)

#### **P24-0515, Jaime Arafles**

Application for Administrative Design Review approval to construct an approximately 288-square-foot first-story addition to the front of an existing residence located at 7229 Valley Trails Drive.

##### *Project Information:*

*Existing floor area: 1,721 square feet*

*Total floor area with addition: 2,009 square feet*

*Lot size: 6,220 square feet*

*Existing floor area ratio: 27.67 percent*

*Total floor area ratio with addition: 32.3 percent*

Approved. (9 days)

#### **P24-0519, Laura Cuda**

Application for Administrative Design Review approval to construct an approximately 864-square-foot first-story addition to the south of an existing residence located at 6523 Amber Lane.

##### *Project Information:*

*Existing floor area: 1,885 square feet*

*Total floor area with addition: 2,749 square feet*

*Lot size: 11,731 square feet*

*Existing floor area ratio: 16.07 percent*

*Total floor area ratio with addition: 23.43 percent*

Approved. (9 days)

**P24-0525, Jaime Arafiles**

Application for Administrative Design Review approval to construct an approximately 141-square-foot second-story addition with a bay window to the front of an existing residence located at 3710 W. Las Positas Boulevard.

*Project Information:*

*Existing floor area: 2,071 square feet*

*Total floor area with addition: 2,212 square feet*

*Lot size: 8,004 square feet*

*Existing floor area ratio: 25.87 percent*

*Total floor area ratio with addition: 27.64 percent*

Approved. (8 days)

**P24-0508, Jeffrey Kim / The Ssam**

Application for Design Review approval for a façade color change located at 4889 Hopyard Road.

Approved. (14 days)

**P24-0528, Greg Johnson / USS United Sign Systems**

Application for Sign Design Review approval to install one wall sign for a veterinary hospital located at 7 California Avenue.

Approved. (0 days)

**P24-0507, Myat Kyaw**

Application for Administrative Design Review approval to construct an approximately 528-square-foot addition at the rear of the existing residence located at 3548 S. Olympic Court.

*Project Information:*

*Existing floor area: 1,311 square feet*

*Total floor area with addition: 1,839 square feet*

*Lot size: 6,700 square feet*

*Existing floor area ratio: 19.57 percent*

*Total floor area ratio with addition: 27.45 percent*

Approved. (10 days)

**P24-0545, Judy Yam/Bank of America**

Application for Active Ground Floor Use Requirement Exemption approval for the installation of one ATM located at 310 Main Street, Suite E, based on PMC Section 18.81.050.A.2, the frontage of the tenant space is less than 10 feet.

Approved. (N/A)

**PUD-06-10M, Ryan Callahan**

Applications for: 1) a Planned Unit Development (PUD) modification to modify Conditions of Approval No. 3. c. of City Council Ordinance No. 1834 to allow the proposed agricultural building to be located outside the building envelope area on the subject site; and 2) a Design Review approval to construct an approximately 2,976-square-foot, 21-foot, 6-inch tall agriculture and equipment storage building to the southeast of the existing house located at 1201 Machado Place.

Approved. (28 days)

**Planning Commission, September 11, 2024**

Commissioners Present: Anurag Jain, Vivek Mohan, Ken Morgan, Brandon Pace, Stephanie Wedge and Chair Matt Gaidos

Commissioners Absent: N/A

**P24-0505, City of Pleasanton**

Review, consider, and provide a recommendation for amendments to Chapters 17.40, 17.44, and 18.38 of the Pleasanton Municipal Code regarding inclusionary rates, affordable levels, design and development standards, approval processes, requirements, and administrative procedures for the affordable housing fee; and update the City's Objective Design Standards for Housing Sites to align with the proposed municipal code amendments.

Action Recommended: Recommend City Council approval of amendments to PMC Chapters 17.44, Inclusionary Zoning Ordinance and related amendments to Chapter 17.40, Affordable Housing Fee, Chapter 18.38, Housing Opportunity Zone District, and the Objective Design Standards for Housing Element Sites.

Actions Taken: Approve as recommended with an additional request for staff to provide additional information to City Council with respect to the basis for establishing minimum unit sizes for rental inclusionary units.

Vote: 4-1, Mohan opposed

**P24-0334, City of Pleasanton**

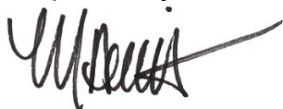
Review, consider, and provide a recommendation for amendments to Chapters 17.38, 18.08, 18.88, and 18.106 of the Pleasanton Municipal Code regarding density bonus, major transit stop, and separate conveyance of accessory dwelling units as identified in State law.

Action Recommended: Recommend Planning Commission discuss draft amendments to the municipal code related to the Density Bonus and Major Transit Stop and recommend City Council adopt the proposed changes. Recommend deferring an ordinance allowing separate conveyance of ADUs until a greater number of jurisdictions similar to Pleasanton adopt such an ordinance.

Actions Taken: Approve text amendments to the Pleasanton Municipal Code related to the Density Bonus and Major Transit Stop (as amended by supplemental memo), retain Section 17.38.140 to the Density Bonus ordinance, and recommend City Council consider directing staff to develop PMC text amendments that would allow separate conveyance of accessory dwelling units.

Vote: 5-0

Prepared by:



Melinda Denis  
Zoning Administrator

Submitted by:



Ellen Clark  
Director of Community  
Development

Approved by:



Gerry Beaudin  
City Manager