



CITY COUNCIL AGENDA REPORT

November 19, 2024
Community Development

TITLE: ACTIONS OF THE ZONING ADMINISTRATOR AND PLANNING COMMISSION

P24-0500, Yung Chen / Heng Su

Application for Administrative Design Review approval to construct an approximately 160-square-foot single-story addition on the northwest side of the home located at 4190 Garatti Court.

Project Information:

Existing floor area: 1,473 square feet

Total floor area with addition: 1,633 square feet

Lot size: 8,051 square feet

Existing floor area ratio: 18.29 percent

Total floor area ratio with addition: 20.28 percent

Approved. (9 days)

P24-0589, Yao Chen Architecture Studio

Application for Administrative Design Review approval to construct an approximately 663-square-foot, single-story detached accessory structure (pool house) on the southside of the lot at 9472 Blessing Drive.

Project Information:

Existing floor area: 6,175 square feet

Total floor area with addition: 6,838 square feet

Lot size: 55,382 square feet

Existing floor area ratio: 11.15 percent

Total floor area ratio with addition: 12.35 percent

Approved. (9 days)

P24-0566, Linda Hoig

Application for Administrative Design Review approval to construct an approximately 78-square-foot addition to an existing residence located at 1462 Groth Circle.

Project Information:

Existing floor area: 1,345 square feet

Total floor area with addition: 1,423 square feet

Lot size: 6,209 square feet
Existing floor area ratio: 21.66 percent
Total floor area ratio with addition: 22.92 percent

Approved. (10 days)

P24-0568, Leon Sullivan

Application for Administrative Design Review approval to construct an approximately 657-square-foot single-story addition to an existing residence located at 4380 Dorman Court.

Project Information:

Existing floor area: 1,822 square feet
Total floor area with addition: 2,479 square feet
Lot size: 10,001 square feet
Existing floor area ratio: 18.22 percent
Total floor area ratio with addition: 24.79 percent

Approved. (10 days)

P24-0567, Ashok Bhayal

Application for Administrative Design Review approval to construct an approximately 445-square-foot single-story addition to an existing residence located at 7609 Fair Oaks Drive.

Project Information:

Existing floor area: 1,357 square feet
Total floor area with addition: 1,802 square feet
Lot size: 7,405 square feet
Existing floor area ratio: 18.33 percent
Total floor area ratio with addition: 24.33 percent

Approved. (10 days)

P24-0527, Kevin Stracner / Greenberg Farrow

Application for Design Review approval to construct an approximately 140-square-foot pump room addition to the existing building and associated site improvements located at 6000 Johnson Drive.

Approved. (0 days)

P24-0564, Nikhl Chandrika Jayakumar

Application for Administrative Design Review approval for the construction of the following: 1) an approximately 495-square-foot addition on the first floor at the front of the existing residence; 2) a new front entry porch, and 3) an approximately 58-square-foot storage area on the second floor located at 3657 Shenandoah Court.

Project Information:

Existing floor area: 1,744 square feet
Total floor area with addition: 2,312 square feet
Lot size: 6,534 square feet
Existing floor area ratio: 26.69 percent
Total floor area ratio with addition: 34.04 percent

Approved. (8 days)

P24-0581, Doug Harward

Application for Administrative Design Review approval for the construction of an approximately 105-square-foot addition and an approximately 342-square-foot covered porch at the rear of the existing residence located at 3125 Berkshire Court.

Project Information:

Existing floor area: 2,985 square feet
Total floor area with addition: 3,090 square feet
Lot size: 11,307 square feet
Existing floor area ratio: 26.4 percent
Total floor area ratio with addition: 27.33 percent

Approved. (8 days)

P24-0590, Daniel Vargas / AKD Homes

Application for Administrative Design Review approval to remove the existing attached patio cover and construct a new approximately 13-foot-tall, 625-square-foot patio cover attached to the rear of the house located at 1466 Ridgewood Road.

Approved. (8 days)

Project Information: No Change.

P24-0584, Laura Cuda

Application for Administrative Design Review approval for the construction of an approximately 244-square-foot addition at the rear of the existing residence located at 1970 Harvest Road.

Project Information:

Existing floor area: 2,047 square feet
Total floor area with addition: 2,291 square feet
Lot size: 6,500 square feet
Existing floor area ratio: 31.49 percent
Total floor area ratio with addition: 35.25 percent

Approved. (12 days)

P24-0563, Kamran Dadgari

Application for Administrative Design Review approval to construct an approximately 863-square-foot single-story addition and second-story balcony to an existing home located at 3404 Vermont Place.

Project Information:

Existing floor area: 2,209 square feet

Total floor area with addition: 3,072 square feet

Lot size: 7,512 square feet

Existing floor area ratio: 29.41 percent

Total floor area ratio with addition: 40.89 percent

Approved. (14 days)

P24-0588, Tejpal Singh / Kiran Bal

Application for Administrative Design Review approval to construct an approximately 14'-4" high cabana in the rear yard located at 3553 Villero Court.

Approved. (16 days)

P24-0587, Parmdeep Singh

Application for Administrative Design Review approval to construct an approximately 448-square-foot pavilion at 1587 Germano Way.

Approved. (19 days)

P24-0632, Hereld & Ayres Architects

Application for Administrative Design Review approval to include five clearstory windows on the northeast side of the previously approved addition currently under construction (filed under P23-0862) at 4348 Second Street.

Approved. (9 days)

P24-0646, Fan Xiong

Application for Cottage Food Operation approval to prepare baked goods with direct sales to customers at 3892 Stanley Boulevard.

Approved. (7 days)

P24-0659, Leanne Cavellini

Application for Cottage Food Operation approval to prepare baked goods with direct sales to customers at 4587 Black Avenue.

Approved. (2 days)

Planning Commission, October 23, 2024

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

Commissioners Absent: Brandon Pace

P21-1173, PUD-146 and TRACT 8631/Robson Homes

Consideration of recommendations to the City Council for: (1) the adoption of an addendum to the Downtown Specific Plan Final Environmental Impact Report; (2) approval of applications for: (a) rezoning (P21-1173) two parcels totaling approximately 2.3-acres in area from C-C (Central-Commercial) to PUD-MU (Planned Unit Development-Mixed-Use) District; (b) a certificate of appropriateness to demolish structures; (c) PUD-MU development plan (PUD-146) approval to: (1) retain the two-story single-family home and construct an approximately 1,360-square-foot two-story addition to the north side of the home; (2) demolish the detached accessory dwelling unit, Barone's restaurant, and all other structures and site modifications; and (3) construct; i) an approximately 676-square-foot single-story detached accessory dwelling unit; ii) 14 detached single-family homes, iii) two commercial buildings totaling approximately 3,125 square feet in area with a public courtyard, new private streets, and related site improvements; and (4) a Vesting Tentative Tract Map (Tract 8631) to subdivide the 2.3 acres into 15 single-family lots, one commercial lot, and three private common space parcels.

Action Recommended: 1. Find the addendum to the Downtown Specific Plan Final Environmental Impact Report satisfies the requirements of CEQA and adopt a resolution recommending adoption of the addendum to the Downtown Specific Plan Final Environmental Impact Report (FEIR). 2. Adopt a resolution recommending approval of: (1) Rezoning (P21-1173) two parcels totaling approximately 2.3-acres in area from C-C (Central-Commercial) to PUD-MU (Planned Unit Development-Mixed-Use) District; (b) a certificate of appropriateness to demolish structures; (c) PUD-MU development plan (PUD-146) approval to: (1) retain the two-story single-family home and construct an approximately 1,360-square-foot two-story addition to the north side of the home; (2) demolish the detached accessory dwelling unit, Barone's restaurant, and all other structures and site modifications; and (3) construct; i) an approximately 676-square-foot single-story detached accessory dwelling unit; ii) 14 detached single-family homes, iii) two commercial buildings totaling approximately 3,125 square feet in area with a public courtyard, new private streets, and related site improvements; and (4) a Vesting Tentative Tract Map (Tract 8631) to subdivide the 2.3 acres into 15 single-family lots, one commercial lot, and three private common space parcels.

Action Taken: Approve as recommended with additional recommendations that: (1) The City Council review the proposed PUD-MU permitted and conditionally permitted uses and list specific allowable uses for the commercial property; and (2) The Developer consider adding a second story or roof deck to the commercial buildings if feasible and

3) City Council consider addition of a condition of approval for a maintenance agreement for the on-site common areas .

Vote: 5-0

P24-0585, City of Pleasanton, Work Session to review and discuss draft amendments to the Objective Design Standards for Housing sites and Pleasanton Municipal Code

Work session to review and discuss amendments to the Objective Design Standards for Housing Sites and Chapter 18.84 of the Pleasanton Municipal Code.

Action Recommended: Receive presentation, review and discuss draft amendments to the Objective Design Standards for Housing Sites and Pleasanton Municipal Code.

Action Taken: Receive staff presentation, review and discuss draft amendments to Objective Design Standards for Housing Sites and Pleasanton Municipal Code.

Vote: N/A

P24-0633, Steve Elliot

Application for Administrative Design Review approval to construct an approximately 35-square-foot second-story balcony with French doors to the rear of an existing residence located at 3121 Tokay Court.

Project Information:

Existing floor area: 2,795 square feet

Total floor area with addition: 2,795 square feet

Lot size: 9,234 square feet

Existing floor area ratio: 30.27 percent

Total floor area ratio with addition: 30.27 percent

Approved. (7 days)

Prepared by:



Melinda Denis
Zoning Administrator

Submitted by:



Ellen Clark
Director of Community
Development

Approved by:



Gerry Beaudin
City Manager