

ECONOMIC VITALITY COMMITTEE AGENDA

**THURSDAY, OCTOBER 16, 2025
7:30 AM**

City Council Chamber, 200 Old Bernal Avenue, Pleasanton

Role of the Economic Vitality Committee: *Assess the current and ongoing business climate in the City of Pleasanton and offer suggestions and recommendations to the City Council intended to maintain a strong economic development base in the City.*

CALL TO ORDER / PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA AMENDMENTS

CONSENT CALENDAR – *Items listed on the consent calendar are considered routine in nature and may be enacted by one motion. If discussion is required that item will be removed from the consent calendar and considered separately.*

1. Approve meeting minutes of August 21, 2025

PUBLIC COMMENT – *From the audience for items not listed on the agenda.*

PUBLIC HEARINGS AND OTHER MATTERS

2. Receive Pleasanton Unified School District's Youth Apprenticeship and Work-Based Learning Overview Presentation and Provide Feedback
3. Receive Update on the Proposed PMC Amendments to improve city processes to simplify permitting, reduce delays, streamline Design Review, and support Business and Retail Attraction and Provide Feedback
4. Receive Economic Development Information/Updates

MATTERS INITIATED BY ECONOMIC VITALITY COMMITTEE

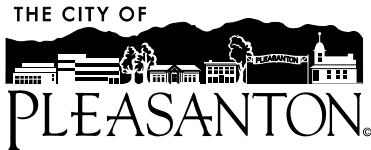
ADJOURNMENT

Notice

Under Government Code §54957.5, any writings/documents regarding an open session item on this agenda provided to a majority of the Commission after distribution of the agenda packet are available for public inspection at the Economic Development Division, 123 Main Street, Pleasanton.

Accessible Public Meetings

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**ECONOMIC VITALITY COMMITTEE
REGULAR MEETING MINUTES**

**August 21, 2025
7:30 a.m.
200 Old Bernal Avenue, Council Chambers**

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Meeting called to order at 7:35 a.m. by EVC Chair Brian Wilson followed by the Pledge of Allegiance.

ROLL CALL

Present: Chair Brian Wilson, Vice Chair Steve McCoy-Thompson, Josh Chanin, Ken Benhamou, Davinder Channon, Igor Leonov, Pravin Venketsamy

Absent: Paresh Hule, Gavin Shea

City staff: Economic Development Manager Lisa Adamos, Deputy Director of Community Development/Planning & Permit Center Manager Melinda Denis

AGENDA AMENDMENTS

None were noted.

CONSENT CALENDAR

Approval of the Consent Calendar which included April 17, 2025, meeting minutes were approved as presented on motion by Ken Benhamou and second by Vice Chair Steve McCoy Thompson. The motion passed unanimously.

MEETING OPEN TO THE PUBLIC

Chair Wilson opened public comment. Jack Balch provided comments as a resident and as mayor which included appreciation of the committee and encouragement to consider ways to invigorate the business environment. Chair Wilson closed public comment.

PUBLIC HEARINGS AND OTHER MATTERS

2. Receive i-Gate Innovation Hub Annual Report Presentation and Make Recommendation for Women’s Health Series City Support

i-Gate Innovation Hub Executive Director Yolanda Fintschenko provided an overview of the organization’s annual report which included several initiatives to promote and grow the region’s startup ecosystem. Ms. Fintschenko also provided information on the recent Women’s Health Series and future plans which will focus on driving awareness, innovation, and policy change for women’s health.

Chair Wilson opened public comment. There were no public comments. Chair Wilson closed public comment.

The committee provided feedback on the information presented and asked clarifying questions. A motion for the City to provide support either financial or in-kind, for proposed quarterly events the Tri-Valley Women's Health Series and raise awareness in 2026 was made by Vice Chair McCoy-Thompson and seconded by Josh Chanin. The motion passed unanimously.

3. Receive Hacienda Presentation

Hacienda General Manager James Paxson provided an overview of Hacienda activity, which included tenant highlights, trends, and development activity.

Chair Wilson opened public comment. There were no public comments. Chair Wilson closed public comment.

The committee provided feedback on the information presented and asked clarifying questions. No action was taken by the committee.

4. Receive Economic Development Information/Updates

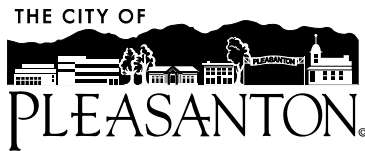
Economic Development Manager Lisa Adamos noted upcoming business meetings and events including the Tri-Valley AI Summit and State of the Tri-Valley.

MATTERS INITIATED BY ECONOMIC VITALITY COMMITTEE

Vice Chair McCoy-Thompson inquired about the committee's role in gathering information from the community with respect to the industries each member represents and bringing feedback back to the committee on economic development-related items. Davinder Channon asked about community safety given the recent retail thefts in the region.

MEETING ADJOURNED

The meeting was adjourned at 9:12 a.m.



ECONOMIC VITALITY COMMITTEE REPORT

October 16, 2025
Economic Development

**TITLE: PLEASANTON UNIFIED SCHOOL DISTRICT YOUTH
APPRENTICESHIP AND WORK-BASED LEARNING OVERVIEW**

BACKGROUND

In August 2023, the City Council adopted the updated Economic Development Strategic Plan (EDSP) which the Economic Vitality Committee uses as the foundation for its work. The plan comprises of 5 Implementation Plan Priorities:

- 1.0 Economic Development Capacity Building
- 2.0 Business Retention, Expansion & Attraction
- 3.0 Local Revenue Growth
- 4.0 Entrepreneurship & Innovation Outreach
- 5.0 Major Projects Accelerator Program

There are specific actions items under Priority 2.0 Business Retention, Expansion & Attraction that are related to the Pleasanton Unified School District's Workforce Development Programs:

2.4 Assess and Strengthen Talent/Workforce Development Offerings

In recognition that work-based learning is a proven practice for helping high school students make informed career choices, the City will explore and establish partnerships for "Pathway Programs" with local educational institutions including the Pleasanton Unified School District (PUSD) and Las Positas College as well as businesses, career centers, and workforce development boards. The City will also promote occupation certification and apprenticeship partnership opportunities with local educational institutions.

DISCUSSION

Pleasanton Unified School District (PUSD) operates a range of workforce development programs that provide students with real-world, work-based learning experiences in partnership with local businesses. These youth apprenticeship and work-based learning programs help students develop essential workplace readiness skills while creating a talent pipeline that begins in Pleasanton schools.

Community partners such as the Pleasanton Chamber of Commerce and Pleasanton Partnerships in Education play an important role in advancing these efforts by promoting the value of work-based learning and connecting PUSD with local employers.

Dr. Amos Nugent III, PUSD Career Pathways & Adult Learning Director, will attend the Economic Vitality Committee meeting to provide an overview of PUSD's youth apprenticeship and work-based learning programs, highlight recent accomplishments, and engage the Committee in a discussion on how PUSD and the City of Pleasanton can strengthen collaboration to expand these programs' reach and impact.

The presentation will share how PUSD registered and launched the first competency-based youth apprenticeships in the State in the areas of robotics and cybersecurity. The PUSD Robotics Youth Apprenticeship and the PUSD Cybersecurity Youth apprenticeship represent critical milestones in addressing regional workforce demands while equipping students with industry-relevant skills and credentials. Initiated in June 2024, these programs were officially registered with the California Division of Apprenticeship Standards (DAS) in October 2024 and the US Department of Labor (DOL) in January 2025, and the associated pre-apprenticeship standards were registered with DAS in May 2025. These year-long apprenticeships integrate 500+ hours of rigorous, competency-based on the job training that is reinforced by 320+ hours of related supplemental instruction through CTE coursework and pathway completion in addition to 3+ college credits earned through dual enrollment to provide students with industry-recognized skills and certifications.

Considerations for EVC discussion and input:

1. What role can the City take in partnering with PUSD to further workforce development efforts?
2. What methods can the City use to establish and formalize relationships with the business community to create more opportunities for Pleasanton students?

ACTION: RECEIVE PLEASANTON UNIFIED SCHOOL DISTRICT YOUTH APPRENTICESHIP AND WORK-BASED LEARNING OVERVIEW PRESENTATION AND PROVIDE FEEDBACK

October 16, 2025
Community and Economic Development

TITLE: RECEIVE UPDATE ON PROPOSED ZONING AMENDMENTS TO THE PLEASANTON MUNICIPAL CODE DESIGN REVIEW, NOTICING, AND APPEALS CHAPTERS AND PROVIDE FEEDBACK

BACKGROUND

In August 2023, the City Council adopted the updated Economic Development Strategic Plan (EDSP) which the Economic Vitality Committee uses as the foundation for its work. The plan consists of five Implementation Plan Priorities:

- 1.0 Economic Development Capacity Building
- 2.0 Business Retention, Expansion & Attraction
- 3.0 Local Revenue Growth
- 4.0 Entrepreneurship & Innovation Outreach
- 5.0 Major Projects Accelerator Program

There are specific actions items under Priority 5.0 Major Projects Accelerator Program that are related to the Life Sciences/Biotech Sector and the City's Zoning and Permitting Processes:

5.1 Create Business Roadmap to Provide Clear Pathway for Zoning and Permitting Identify zoning code modifications that would help bring target sectors to Pleasanton

In recent years, growing concerns have been raised by City Council members, Planning Commissioners, property owners, and businesses that the City's current application review processes are burdensome and not user-friendly. On July 15, 2025, the City Council conducted a workshop to identify its top priorities for the next two Fiscal Years. The City Council identified permit streamlining and process improvements as one of its key strategic priorities. This direction was affirmed at the City Council's August 19, 2025.

Further, during the City Council budget discussions this past year, it was identified that the City would be making a series of budget cuts, including to "Internal Services and Operational Support". With that cut, it was stated that the City will return to a minimum neighborhood notice requirement rather than expanding notice beyond the Government Code.

Based on this direction, staff conducted a review and analysis of two key areas for potential improvement: 1) the Design Review process, and 2) the PMC's noticing, appeals, and call-up procedures more generally. These areas were selected as a priority for assessment because Design Review applications are the most common type of application processed by the City,

and, in staff's observation and experience, the noticing and appeals procedures are a main cause of delays and extended timeframes in project processing.

Following staff's analysis, key recommendations were made to simplify permitting, reduce delays, streamline Design Review, and further support business and retail attractions.

RECOMMENDATIONS

Key recommendations are as follows:

- **PMC Chapter 18.12 (project noticing):** Modifying the public notice radius to align with the Government Code, amending mailed project notification requirements, codifying on-site project notifications, and clarifying noticing procedures.
- **PMC Chapter 18.20 (Design Review):** Modifying the projects subject to Design Review, adding Design Review findings, and clarifying Design Review procedures.
- **PMC Chapter 18.144 (appeals):** Modifying the appeal period and clarifying appeal procedures.
- Other amendments throughout PMC Title 18 to align with the comprehensive overhauls noted above

DISCUSSION

Process

When property owners propose modifications to their property, permits are typically required. There are several different types of permits that may be required, including building permits and planning permits. Applications for projects that require only building permits (e.g., interior remodels or minor exterior modifications on single-family residential properties), may be submitted digitally to the City's Building & Safety Division. The Building & Safety Division then routes the permit for review to all necessary divisions (e.g., Public Works Land Development, Planning, Landscape Architecture, Traffic, Fire, etc.) to ensure that all can review submittals for compliance with respective codes, policies, and adopted plans. These reviews are typically objective and focused on project compliance with the adopted requirements.

Some projects require planning permits, which require discretionary review and approval before they can be submitted to the Building & Safety Division. Examples of Planning Permits include Conditional Use Permits, Planned Unit Developments, Variances, and Design Review.

Design Review, as outlined in Chapter 18.20 of the PMC, is the primary discretionary process for evaluating new construction and exterior modifications to commercial, industrial, and residential properties. All necessary divisions review projects for compliance with City standards (similar to the building permit process); however, as a discretionary process, Design Review adds a layer of subjective staff review to construction projects and allows opportunities for neighborhood input.

The hearing authority for Design Review applications is typically the Zoning Administrator or Planning Commission, unless otherwise appealed or called up to City Council. The hearing authority may approve, conditionally approve, or deny applications based on a set of established criteria (e.g., relationship of proposal to surrounding sites, preservation of views, etc.).

The Design Review process is broadly required for:

- New commercial/industrial developments
- All exterior modifications to existing multi-family/commercial/industrial sites or buildings
- All signs without a Master Sign Program
- New single-family and multi-family units (outside of PUD applications)
- Changes to approved residential development plans
- Single-family projects noted below

Planning staff processes modifications to single-family residential as “Administrative Design Review” (ADR) applications. ADR applications are broadly required for:

- Additions and/or accessory structures over 10 feet in height
- Roof form changes
- New windows over 10 feet in height
- Certain fences/walls

The Design Review process is important because it protects neighborhood character, scale, and privacy. However, current regulations require Design Review for very minor projects (e.g., changing a window to a door on a commercial building) that objectively will have no impact on the fabric of the community.

Application’s Processed

Over the past ten years, staff has processed an average of 110 ADRs annually and 42 DR applications annually. A breakdown of the data can be reviewed in Attachment 1. Presently, most of the ADR projects processed are single-story additions and most of the DR applications are for exterior modifications to commercial and multi-family residential sites.

A project that requires Design Review before obtaining Building Permits may add 1-6+ months of total required City process time, depending on the complexity and scope of the project and quality of materials submitted to the City. ADRs have the quickest turnaround time for Design Review applications, adding at minimum 30 days (but more typically 40 days) of City process time before an applicant can apply for Building Permits.

Design Review Amendments

Staff recommends a comprehensive overhaul of PMC Chapter 18.20, which would rescind the Chapter and replace it with amended procedures. The recommendations include revising the projects subject to Design Review, modifying the approval criteria, and clarifying Design Review procedures.

Staff believes it is reasonable to no longer require DR for several project types. These projects would still be required to meet all applicable City codes, policies, and adopted plans, and would still be reviewed by all applicable City divisions through the building permit process. Table 1, below, summarizes projects that staff recommend be exempt from Design Review:

Table 1. Summary of Project Types Proposed to be Exempt from Design Review

Single-family	Multi-family	Commercial
<ul style="list-style-type: none"> • Fences • New accessory structures and buildings (e.g., sheds, pool house, pavilions) • New lofts without second-story windows • Additions ≤15' • Minor modifications to roof forms that do not materially alter the appearance or height of the residence* • Minor modifications to second-story windows that don't impact privacy* 	<ul style="list-style-type: none"> • Minor exterior building modifications (e.g., material change and painting the building)* • Minor site modifications (e.g., installing a new generator)* • Minor additions (e.g., enclosing a walkway or enlarging entry vestibule)* 	<ul style="list-style-type: none"> • Refacing or replacing existing signs with minor alterations to existing signage (e.g., installing a new sign that is a similar size and style to what exists)* • Minor exterior building modifications (e.g., changing a window to a door)* • Minor exterior site modifications (e.g., installing a new bench and arbor or a new trash enclosure)* <p style="text-align: right;"><i>Modifications on Downtown properties may still require DR</i></p>

**These items, at the discretion of the Zoning Administrator, may be required to go through the Design Review process if the project is deemed substantial, sensitive in nature, or violates any codes, policies, or plans.*

Staff finds that some projects would continue to benefit from Design Review, because they are more substantive in nature, and/or have a greater potential to materially affect or impact a neighborhood, commercial district, neighboring property, or views from public right-of-way.

These include:

- New single-family homes
- Two-story additions/balconies on a single-family residential property
- Major modifications/new buildings and structures within to multi-family properties (e.g., a new clubhouse),
- Additions to commercial properties (at the discretion of the ZA)
- Exterior modifications to properties within the downtown (at the discretion of the ZA)
- Major modifications to other commercial properties (e.g., fully renovating the amenities on a site).

As recommended, staff believes the Design Review process will continue to protect the character of the City. However, the modifications will reduce the quantity of Design Review permits processed by at least 50 percent, significantly expediting the process for smaller projects with limited impacts.

Noticing

Staff recommends a comprehensive overhaul to PMC Section 18.12.040 to rewrite the public noticing requirements for projects that fall under Title 18 and to rescind a City Council policy (CC Resolution No. 91-132) that requires noticing beyond that required in the Government Code. There are three major sections recommended for inclusion as follows:

- **Public Hearings:** For projects with public hearings, staff recommends that the public notice requirements align with the Government Code, which decreases the noticing radius from 1,000-feet to 300-feet. Additionally, newspaper publication or posting in three public places within City (including at project site) is required.
- **Mailed Project Notification:** For projects requiring project notification (e.g., single-family residential Design Review projects, Minor Conditional Use Permits, etc.), staff recommends increasing the noticing radius from "...the surrounding property owners...as determined by the Zoning Administrator" to 300-feet, aligning with the requirements for public hearings.
- **On-Site Project Notification:** Codify the City policy requiring on-site project notification for specific projects (i.e., projects with PC or CC public hearings or new units exclusive of ADUs).

Appeals

Staff proposes a comprehensive overhaul to PMC Chapter 18.144 that rescinds the Chapter and replaces it with amended procedures. The proposed amendments include clarifying appeal procedures and modifying the appeal period. Staff recommends that all projects under PMC Title 18 be subject to a 10-day appeal period, with project approvals becoming effective on the 11th day. This recommendation will align with most neighboring jurisdictions and will greatly reduce added City process time for appeals.

The current appeal period is a minimum of 15-days, but it may last over 30-days due to PMC Section 18.144.010 (B), which delays the appeal period until ZA and PC actions can be reported to the City Council at its next regular meeting. Rather than a City Council agenda report item of Zoning Administrator and Planning Commission actions (and Planning Commission agenda report item of all actions of the Zoning Administrator), a weekly approval memo will be posted to the City’s website for projects approved by both the Zoning Administrator and Planning Commission. The intent of the approval memo is to publicize all appealable Planning discretionary approvals within the appeal period. City Council members, Planning Commissioners, and members of the public can subscribe to the memo to stay apprised of appealable discretionary approvals. All appeals and City Council call-ups must occur within the 10-day appeal period window.

Other amendments

Modifications to several other PMC Chapters are proposed in order to align with the appeal and notice requirements to PMC Chapter 18.12 (Noticing), PMC Chapter 18.20 (Design Review), and PMC 18.144 (Appeals) described above.

NEXT STEPS

Staff will take the following steps to implement the PMC amendments:

- Present the recommendations and zoning changes to the Planning Commission on October 22, 2025, for their recommendation to the City Council.
- Present the recommendations and zoning changes to the City Council in December.

EVC INPUT

The EVC is invited to ask questions and provide feedback on the information presented.

ACTION: RECEIVE UPDATE ON THE PROPOSED PMC AMENDMENTS TO IMPROVE CITY PROCESSES TO SIMPLIFY PERMITTING, REDUCE DELAYS, STREAMLINE DESIGN REVIEW, AND SUPPORT BUSINESS AND RETAIL ATTRACTION AND PROVIDE FEEDBACK

ATTACHMENTS

1. Application Processing Data

Attachment 1
Application Processing Data

Application Data

Table 1 and Figure 1, below, provide a breakdown of Administrative Design Review (ADR) applications processed annually, based on ten years of data. Staff processes an average of 110 ADRs per year.

Table 1. ADR Application Types

Project Type	Annual Applications	Percentage of Applications
Single-Story Addition	53	48-percent
Detached Structures (e.g., sheds, pool houses, shade structures)	26	24-percent
Two-Story Additions	24	22-percent
Other (e.g., fences, second-story windows, roof form)	7	6-percent

Figure 1. ADR Application Types

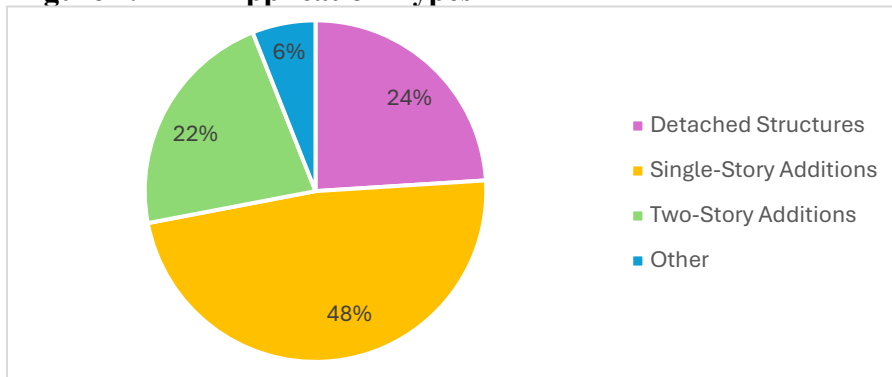
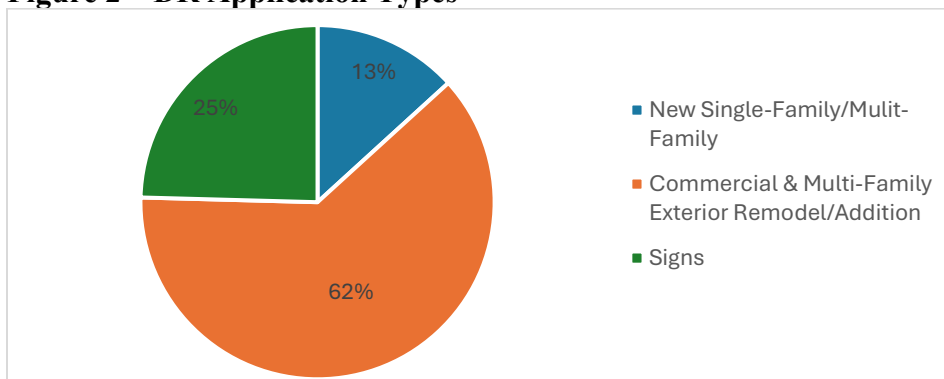


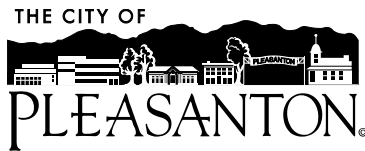
Table 2 and Figure 2, below, provide a breakdown of Design Review applications processed annually, based on five years of data. Staff processes an average of 42 DR applications per year.

Table 2. DR Application Types

Project Type	Annual Applications	Percentage of Applications
New Single-Family/Multi-Family	5	13-percent
Signs	11	25-percent
Commercial & Multi-Family Exterior Remodel/Additions	26	62-percent

Figure 2 – DR Application Types





ECONOMIC VITALITY COMMITTEE REPORT

October 16, 2025
Economic Development

TITLE: ECONOMIC DEVELOPMENT INFORMATION/UPDATES

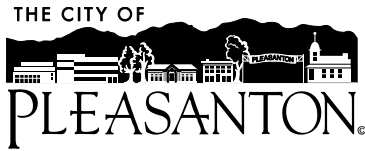
To ensure the Economic Vitality Committee is informed of actions and information pertaining to business-related projects and current business climate, the following documents are provided:

1. Actions of the Zoning Administrator & Planning Commission, October 7, 2025
2. Actions of the Zoning Administrator & Planning Commission, September 16, 2025

Upcoming Business Meetings, Events and Other Information:

1. **Tri-Valley Life Sciences Summit**, presented by Kaiser Permanente, California Life Sciences, and Kilpatrick in partnership with Startup Tri-Valley, Wednesday, October 15, 2025, from 5-8 pm, Rosewood Commons Conference Center, 4400 Rosewood Drive, Pleasanton. No cost, [Registration](#)
2. **Pleasanton Chamber of Commerce Fall Tradeshow Mixer**, hosted by Pleasanton Chamber of Commerce, Wednesday, November 12, 2025, 5 – 7 pm, The Club at Castlewood, 707 Country Club Circle, Pleasanton. No cost, [Registration](#)
3. **15th Annual Dreammakers & Risktakers Awards**, hosted by Innovation Tri-Valley, Tuesday, November 20, 2025, from 8:30 – 10:30 am, at Shannon Community Center, 11600 Shannon Avenue, Dublin. This event brings together the regional innovation ecosystem to honor young innovators influencing the future of the Tri-Valley and beyond. Cost: \$81.88, [Registration](#)

ACTION: RECEIVE ECONOMIC DEVELOPMENT INFORMATION/UPDATES



CITY COUNCIL AGENDA REPORT

October 7, 2025
Community and Economic Development

TITLE: ACTIONS OF THE ZONING ADMINISTRATOR AND PLANNING COMMISSION

P25-0295, Eastrock Landscape

Application for Administrative Design Review approval to construct an approximately 12-foot-7-inch-tall, detached patio cover in the northwest rear yard located at 2524 Grappa Place.

Approved. (9 days)

P25-0297, Steven Zaballos

Application to amend P25-0275, Administrative Design Review, to increase the approved height from approximately 11-feet to approximately 12-feet 2-inches for the detached patio cover in the northeast side yard located at 6212 Robin Court.

Approved. (9 days)

Prepared by:

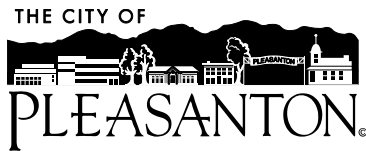
Melinda Denis
Zoning Administrator

Submitted by:

Ellen Clark
Director of Community and
Economic Development

Approved by:

Gerry Beaudin
City Manager



CITY COUNCIL AGENDA REPORT

September 16, 2025
Community and Economic Development

TITLE: ACTIONS OF THE ZONING ADMINISTRATOR AND PLANNING COMMISSION

P25-0282, Richard McPherson

Application for Administrative Design Review to construct an approximately 13-foot-tall pavilion located at 375 E. Angela Street.

Approved. (14 days)

P25-0277, Aidan DeBernardi

Application for Administrative Design Review to construct an approximately 685-square-foot first-floor front and rear addition, which includes conversion of approximately 43 square feet of garage area to living area, and an approximately 10-foot-tall attached rear patio trellis at an existing residence located at 6478 Randall Court.

Project Information:

Existing floor area: 2,490 square feet

Total floor area with addition: 3,175 square feet

Lot size: 10,016 square feet

Existing floor area ratio: 24.86 percent

Total floor area ratio with addition: 31.7 percent

Approved. (15 days)

P25-0280, Francisco Perez/deHaro Construction Inc.

Application for Administrative Design Review to construct an approximately 180-square-foot single-story addition to an existing residence located at 2740 Laramie Gate Circle.

Project Information:

Existing floor area: 1,956 square feet

Total floor area with addition: 2,136 square feet

Lot size: 8,420 square feet

Existing floor area ratio: 23.23 percent

Total floor area ratio with addition: 25.37 percent

Approved. (7 days)

P25-0287, Greg Finney

Administrative Design Review procedure for the construction of an approximately 300-square-foot one-story addition behind the existing garage located at 3247 Cheryl Court.

Project Information:

Existing floor area: 2,014 square feet

Total floor area with addition: 2,314 square feet

Lot size: 9,775 square feet

Existing floor area ratio: 20.6 percent

Total floor area ratio with addition: 23.67 percent

Approved. (10 days)

P25-0284, Darwin Lazary

Administrative Design Review application for the construction of an approximately 323-square-foot first- and second-floor addition on the northwest side and an approximately 540-square-foot second-floor balcony on the rear of the existing residence at 1110 Arak Court.

Project Information:

Existing floor area: 2,003 square feet

Total floor area with addition: 2,326 square feet

Lot size: 19,616 square feet

Existing floor area ratio: 10.21 percent

Total floor area ratio with addition: 11.86 percent

Approved. (9 days)

P25-0238, Terry Townsend/AIA

Design Review Application for the construction of a new approximately 4,065-square-foot two-story single-family residence with an approximately 818-square-foot attached garage located on a vacant lot identified as 973 Sycamore Creek Way.

Project Information:

Existing floor area: 0 square feet

Total floor area with addition: 4,065 square feet

Lot size: 14,866 square feet

Existing floor area ratio: 0 percent

Total floor area ratio with addition: 27.34 percent

Approved. (6 days)

PLANNING COMMISSION – August 27, 2025

Commissioners Present: **Commissioners Jain, Mohan, Pace, Wedge and Chair Morgan**

Commissioners Absent: **Commissioner Jagoe**

P25-0026, City of Pleasanton, Pleasanton Municipal Code Accessory Dwelling Unit Chapter Amendments

Consider and provide a recommendation to City Council for adoption of proposed amendments to Chapter 18.106 of the Pleasanton Municipal Code (PMC) regarding accessory dwelling units to comply with state law

Action Recommended: Adopt Resolution No. PC-2025-18 recommending City Council adoption of proposed PMC amendments.

Action Taken: Adopted Resolution No. PC-2025-18, as recommended.

Vote: 5-0

PUD-152, 231 Old Bernal Avenue Workshop

Workshop to review and receive comments on a Planned Unit Development application to demolish an existing approximately 6,160-square-foot commercial office building and construct a three-story building consisting of an approximately 15,008-square-foot single-family residence with an approximately 725-square-foot ground-floor live-work space with associated site improvements located at 231 Old Bernal Avenue

Action Recommended: Provide feedback to staff and the applicant.

Action Taken: Provided feedback to staff and the applicant.

Prepared by:



Melinda Denis
Zoning Administrator

Submitted by:



Ellen Clark
Director of Community and
Economic Development

Approved by:



Gerry Beaudin
City Manager