



# PLANNING COMMISSION REGULAR MEETING AGENDA

Wednesday, November 12, 2025  
7 p.m.

City Council Chamber  
200 Old Bernal Avenue  
Pleasanton, CA 94566

The meeting will be held at the City Council Chambers at 200 Old Bernal Ave and will be broadcast live at <https://www.youtube.com/user/TheCityofPleasanton>.

**Public participation:** It is requested that members of the public wishing to address the Planning Commission submit a speaker card. When public comment is opened on an agenda item, individuals may speak once per agenda item.

**In Person at the City Council Chambers:** Submit a physical speaker card to the Recording Secretary at the meeting. When your name is called, please provide comment at the podium.

## PUBLIC HEARING PROCEDURE

Each of the items listed will be heard as shown on the agenda unless the Planning Commission chooses to change the order. As each item is called, the hearing will proceed as follows:

- A Planning Division staff member will make a presentation on each case and answer Planning Commission questions, as needed.
- The applicant will be asked to present, if desired, or answer questions. Applicant presentations should be no longer than ten minutes.
- The Chair then calls on anyone desiring to speak on the item. Speakers are requested to state their names for the public record and to keep their testimony to no more than three minutes each, with minimum repetition of points made by previous speakers and by being as brief as possible in making their testimony.
- Following public testimony, the applicant will be given the opportunity to respond to issues raised by the public. The response should be limited to five minutes.

The public hearing will then be closed. The Planning Commissioners then discuss among themselves the application under consideration and act on the item. Planning Commission actions may be appealed to the City Council. Appeals must be filed with the City Clerk's Office within 15 days of the Planning Commission's action.

The Planning Commission Chair may enforce other rules as may further the fair and efficient running of the meeting, such as reducing the amount of testimony time allotted to the applicant and all those who wish to speak when the meeting agenda is lengthy or when there are numerous speakers for any specific item. The audience is requested to respect and extend courtesies to all those wishing to testify on all cases by being quiet while others are speaking.

### Notice

Under Government Code §54957.5, any writings/documents regarding an item on this agenda provided to a majority of the Planning Commission after distribution of the agenda packet will be available for public inspection at City Hall in the Planning Division, 200 Old Bernal Avenue, Pleasanton.

### Accessible Public Meetings

The City of Pleasanton can provide special assistance for persons with disabilities to participate in public meetings. To make a request for a disability-related modification or accommodation (e.g., an assistive listening device), please contact Eric Luchini, Acting Planning Manager, by phone at 925-931-5612 or by email at [eluchini@cityofpleasantonca.gov](mailto:eluchini@cityofpleasantonca.gov) at the earliest possible time. If you need sign language assistance, please provide at least two working days' notice prior to the meeting date.

**CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**

**AGENDA AMENDMENTS**

**CONSENT CALENDAR** - *Consent Calendar items are considered routine and will be enacted by one motion unless a request for removal for discussion or explanation is received from the Planning Commission or a member of the public by submitting a speaker card for that item.*

1. Actions of the Zoning Administrator
2. Actions of the City Council
3. Approve the minutes of October 22, 2025

**MEETING OPEN TO THE PUBLIC**

4. Public Comment from the audience regarding items not listed on the agenda – *Speakers are encouraged to limit comments to 3 minutes*

**PUBLIC HEARINGS AND OTHER MATTERS**

5. **P23-0563 & Vesting Tentative Tract Map 8749, Kelley Rutchena, 4400 Black Avenue** - Application for Housing Site Compliance Review (P23-0563) pursuant to Senate Bill 330 (SB 330) for the property located at 4400 Black Avenue. The application includes: 1) demolition of an existing commercial building; 2) construction of a residential development consisting of 59 three-story, townhome-style condominium units ranging from approximately 1,446 to 2,224 square feet in size, and seven accessory dwelling units (ADUs), along with related on-site and off-site improvements; 3) approval of Vesting Tentative Tract Map 8749, including the designation of private street names; and 4) approval of an Affordable Housing Agreement (AHA) consistent with the City's inclusionary housing requirements. The proposed project is statutorily exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Assembly Bill 130 (AB 130)

**MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION**

6. Reports from Meetings Attended (e.g., Committee, Task Force, etc.)
7. Future Planning Calendar

**MATTERS INITIATED BY COMMISSION MEMBERS**

**ADJOURNMENT**

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**SUBJECT: Actions of the Zoning Administrator**

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**P25-0399, Michael Martin**

Application for Administrative Design Review approval to construct an approximately 12-foot-tall, 441-square-foot gazebo in the rear of 4673 Black Avenue.

Approved. Appeal period expires November 19, 2025. (*Jenny Soo 931-5615*)

**P25-0440, Dave Ayres**

Application for Administrative Design Review approval to construct an approximately 276-square-foot single-story rear addition and an attached approximately 200-square-foot rear covered patio located at 3987 Payne Road.

Approved. Appeal period expires November 19, 2025. (*Diego Mora 931-5618*)

**P25-0316, Michal Eli**

Application for Administrative Design Review approval to construct an approximately 280-square-foot, detached covered patio with a maximum height of approximately 12 feet 2 inches in the rear yard located at 726 Summit Creek Lane

Approved. Appeal period expires November 19, 2025. (*Diego Mora 931-5618*)

**P25-0351, Girish Reddy**

Application for Administrative Design Review to construct an approximately 326-square-foot addition to an existing single-family residence located at 4627 Denker Drive.

Approved. Appeal period expires November 19, 2025. (*Emily Carroll 931-5608*)

**P25-0493, Greg Jetter**

Application for Administrative Design Review approval to construct an approximately 708-square-foot open-air cabana with a height of approximately 13 feet 4 inches attached to a detached existing garage in the rear yard located at 3618 Cameron Avenue.

Approved. Appeal period expires November 19, 2025. (*Diego Mora 931-5618*)

**P25-0574, Varsha Nene**

Application for Administrative Design Review to construct an approximately 197-square-foot second-story addition to an existing single-family residence located at 3207 Balmoral Court.

Approved. Appeal period expires November 19, 2025. (*Emily Carroll 931-5608*)

**P25-0302, Jose Agulto**

Application for Administrative Design Review approval to construct a detached approximately 480-square-foot Tuff Shed with a height of approximately 14 feet 5 inches in the side yard located at 7704 Forsythia Court.

Approved. Appeal period expires November 19, 2025. (*Diego Mora 931-5618*)

**P25-0573, Kumar Dhuvur**

Application for an approximately 273-square-foot single-story addition to an existing single-family residence located at 3635 Portsmouth Court.

Approved. Appeal period expires November 19, 2025. (*Emily Carroll 931-5608*)



## Planning Commission Agenda Report

November 12, 2025  
Item 2

**SUBJECT: Actions of the City Council**

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**October 21, 2025**

Consent:

Actions of the Zoning Administrator and Planning Commission

Adopt a resolution authorizing the City Manager to enter into an agreement with the County of Alameda to allow the exchange of property tax revenue associated with the annexation of the Merritt Property into the City of Pleasanton, as filed under Case No. P22-1089

Adopt Ordinance No. 2300 an ordinance of the City Council of the City of Pleasanton amending Chapter 18.106 of the Pleasanton Municipal Code regarding accessory dwelling units and junior accessory dwelling units to comply with state law [P25-0026]

*Council approved the Consent Calendar, as recommended.*

Public Hearings:

Consider and provide direction on the key terms of a Pre-Annexation and Development Agreement between the City of Pleasanton and 330 Land Company, LLC., for the proposed Arroyo Lago Residential Development at 3030 Mohr Avenue (APN 946-4634-1)

*Council provided direction on the key terms of the agreement, as requested.*

**November 4, 2025**

Consent:

Actions of the Zoning Administrator and Planning Commission

*Council approved the Consent Calendar, as recommended.*

Public Hearings:

Public Hearing - Hear an appeal of the Planning Commission's determination and adopt a resolution upholding the approval of an application for Administrative Design Review to install

six approximately 15-foot-tall tennis court lights in the rear yard located at 2207 Martin Avenue, filed under Case No. P25-0236

*Council approved the appeal, denying the application.*

Wednesday, October 22, 2025

**CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**

Chair Morgan called the regular meeting of the Planning Commission to order at 7:03 p.m. from the City Council Chambers located at 200 Old Bernal Avenue.

Commissioner Jagoe led the Pledge of Allegiance.

Present: Commissioners Dave Jagoe, Anurag Jain, Vivek Mohan, Brandon Pace, and Chair Ken Morgan

Absent: Commissioner Stephanie Wedge

**AGENDA AMENDMENTS**

None.

**CONSENT CALENDAR**

1. Actions of the Zoning Administrator

Recommendation: Receive the report.

2. Actions of the City Council

Recommendation: Receive the report.

3. Approve the meeting minutes of September 10, 2025

Recommendation: Approve the meeting minutes.

4. PUD-54-01M & P25-0294, Tony and Linda Brunetti, Winding Oaks Drive - Applications to amend the Vineyard Avenue Corridor Specific Plan (VACSP) to allow the installation of gates on private drives at the discretion of the Community and Economic Development Director or their designee, and application for a Planned Unit Development Major Modification to PUD-54's approved development plan to install an electric gate at the entrance to Winding Oaks Drive. The project is within the scope of the Vineyard Avenue Corridor Specific Plan Environmental Impact Report (EIR). No additional environmental review is required under the California Environmental Quality Act (CEQA) Section 15162 because no substantial changes to the PUD are proposed, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and no new information of substantial importance shows that the project will have one or more significant effects not discussed in the previous EIR.

Recommendation: Adopt Resolutions No. PC-2025-20 and PC-2025-21 recommending City Council approval of the amendment to the VACSP (P25-0294) and the PUD Major Modification Application (PUD-54-01M), respectively.

5. P24-0596 & Tract 8724, Trumark Homes , 0 Vineyard Avenue - Private Street Names for P24-0596 and Amendment to Vesting Tentative Tract Map 8724, 0 Vineyard Avenue, APN: 946-461-900-1. Environmental review was conducted for the proposed 27-lot project, in the form of a Section 15183 Consistency Checklist under the California Environmental Quality Act (CEQA). The proposed amendment to Vesting Tentative Tract Map 8724 to include private street names is within the scope of the project previously analyzed, and no further CEQA review is required. The minor amendment is also not a project under CEQA..

Recommendation: Adopt Resolution No. PC-2025-22 approving the amendment to Vesting Tentative Tract Map 8724.

Chair Morgan opened the public comment. There being no speakers, Chair Morgan closed the public comment.

**MOTION:** It was m/s by Jain/Jago to approve the Consent Calendar, as recommended. Motion passed by the following roll call vote:

Ayes:	Commissioners Jago, Jain, Mohan, Pace, and Chair Morgan
Noes:	None
Abstain:	None
Absent:	Commissioner Wedge

#### **MEETING OPEN TO THE PUBLIC**

6. Public comment regarding items not listed on the agenda.

Chair Morgan opened the public comment. A public comment was received from Sharon Piekarski.

Chair Morgan closed the public comment.

#### **PUBLIC HEARING AND OTHER MATTERS**

7. P25-0352, City Wide, City Initiated Pleasanton Municipal Code Amendments - Consider and provide a recommendation to City Council for proposed amendments to Chapters 18.12, 18.20, 18.22, 18.68, 18.103, 18.104, 18.105, 18.110, 18.116, 18.124, 18.128, 18.132, and 18.144 of the Pleasanton Municipal Code (PMC) to implement modifications to Design Review, noticing, appeals, and other process streamlining. The proposed code amendments are statutorily exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Sections 15061(b)(3).

Recommendation: Adopt Resolution No. PC-2025-23 recommending City Council approval of the PMC amendments.

Associate Planners Megan Campbell and Emily Carroll presented the item.

Chair Morgan opened the public comment. There being no speakers, Chair Morgan closed the public comment.

**MOTION:** It was m/s by Pace/Mohan to adopt Resolution No. PC-2025-23, as recommended. Motion passed by the following roll call vote:

Ayes: Commissioners Jagoe, Jain, Mohan, Pace, and Chair Morgan  
Noes: None  
Abstain: None  
Absent: Commissioner Wedge

8. BART Concept Plan Update - Receive a report and provide feedback regarding the site re-use options as part of the BART Concept Plan project for the properties located at the Dublin/Pleasanton BART Station (5835 and 5859 Owens Drive).

Recommendation: Receive the report and provide feedback.

Senior Planner Shweta Bonn and Consultant Rick Williams, Van Meter Williams Pollack, presented the item.

Chair Morgan opened the public comment. Public comments were received from Sharon Piekarski and Nathan Harold.

Chair Morgan closed the public comment.

The Commission received the report and provided feedback to staff.

#### **MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION**

9. Reports from Meetings Attended (e.g., Committee, Task Force, etc.)

None.

10. Future Planning Calendar

Acting Planning Manager Eric Luchini provided a brief overview of the items listed in the report.

#### **MATTERS INITIATED BY COMMISSION MEMBERS**

None.

#### **ADJOURNMENT**

Chair Morgan adjourned the meeting at 9:53 p.m.

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Estela Ramirez, Recording Secretary

- SUBJECT:** P23-0563, Tract 8749
- APPLICANT:** Kelley Rutchena for The True Life Companies
- PROPERTY OWNER:** 4400 Black Avenue, LLC
- PURPOSE:** Application for Housing Site Compliance Review (P23-0563) pursuant to Senate Bill 330 (SB 330) for the property located at 4400 Black Avenue. The application includes: 1) demolition of an existing commercial building; 2) construction of a residential development consisting of 59 three-story, townhome-style condominium units ranging from approximately 1,446 to 2,224 square feet in size, and seven accessory dwelling units (ADUs), along with related on-site and off-site improvements; 3) approval of Vesting Tentative Tract Map 8749, including the designation of private street names; and 4) approval of an Affordable Housing Agreement (AHA) consistent with the City's inclusionary housing requirements. The proposed project is statutorily exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Assembly Bill 130 (AB 130).
- LOCATION:** 4400 Black Avenue
- GENERAL PLAN:** Other Public and Institutional, Housing Element Sites Overlay
- ZONING:** Public and Institutional and Housing Opportunity Zone Districts
- EXHIBITS:**
- A. Draft Resolution and Conditions of Approval
  - B. Project Plans dated received on "March 4, 2024, and October 1, 2025"
  - C. Affordable Housing Agreement
  - D. AB 130 Memorandum dated November 10, 2025 (provided as supplemental material)
  - E. State Density Bonus Law Request Letter dated July 12, 2023
  - F. Summary Table of Requested Waivers
  - G. Public Comments
  - H. Location and Notification Map
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## **STAFF RECOMMENDATION**

Staff recommends the Planning Commission:

1. Find the proposed project statutorily exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Assembly Bill 130 (AB 130).
2. Approve the Housing Site Compliance Review (HSCR) application, filed as P25-0563, based on the required findings and subject to the draft Conditions of Approval in Exhibit A.
3. Approve Vesting Tentative Tract Map (VTM) 8749, including private street names.
4. Approve an Affordable Housing Agreement (AHA).

## **EXECUTIVE SUMMARY**

The project consists of the demolition of an existing commercial building on the project site for the construction of 59 three-story, townhome-style condominium units, ranging from approximately 1,446 to 2,224 square feet in size within 10 buildings. Seven of the buildings would contain five condominium units each, and the remaining three buildings would contain eight condominium units each. The project's proposed density is approximately 22.78 dwelling units per acre. Additionally, the project proposes seven accessory dwelling units (ADUs), internal streets, and common open space. Nine of the 59 townhome units are proposed to be deed-restricted, lower-income affordable units.

The Planning Commission may approve, approve with conditions, or deny the application. As proposed and conditioned, staff believe findings can be made to approve the project, including findings of conformance with all applicable development standards.

## **BACKGROUND**

### Regulatory Background

In April 2023, the applicant submitted a preliminary review application (P23-0314) for the project pursuant to Senate Bill 330 (SB 330). The law provides an optional vesting opportunity for housing development projects, which freezes the policies, standards, and fees in effect at the time the Preliminary Application is submitted. As such, this project is vested in the policies, standards, and fees at the time of submittal and is subject to the adopted January 26, 2023, Objective Design Standards (ODS). Pursuant to state law, specifically the Housing Accountability Act (Cal. Government Code § 65589.5), the scope of the City's review and basis for project approval or denial is limited to conformance with standards of the Pleasanton Municipal Code (PMC) and other relevant regulations to the extent they are objective in nature.

In addition, under the State Density Bonus Law (SDBL), the City is required (with limited to no discretion) to allow for a number of "incentives," "concessions," or "waivers or reductions of development standards" based on the percentage of affordable units and qualification for state housing density bonuses. A concession or incentive is defined in state law as a reduction in site development standards, a modification of zoning code, or architectural design requirements, or other regulatory incentives or concessions that result in identifiable cost reductions. A project that includes at least 10 percent but fewer than 17 percent lower-income units is entitled to up to one incentive or concession. The project provides nine lower-income units (approximately 15.25 percent of total units); thus, it is entitled to one incentive or concession.

SDBL separately defines “waivers or reductions of development standards” as a further form of assistance available to developers with eligible density bonus projects. The City is not permitted to apply a development standard that would physically preclude the construction of the project at its permitted density; accordingly, a developer may request such standards to be modified or “waived” accordingly. For most projects, there is no limit on the number of waivers or reductions of development standards that may be requested. Under these provisions, the applicant has requested 27 waivers for the project, which are summarized in Table 2 of this report. Note that SDBL does not require a project to propose density above the maximum allowed to apply for concessions or waivers.

### Site Area and Description

The project site is a relatively flat, approximately 2.59-acre parcel located on the south side of Black Avenue (Figure 1). The surrounding land uses are as follows: to the north, across Black Avenue is Amador Valley Community Park, including the Delores Bengston Aquatic Center and Pleasanton Cultural Arts Center; to the south Amador Valley High School sports fields; to the east, general commercial offices; and to the west, Lynnewood United Methodist Church and additional commercial offices.

**Figure 1: Aerial Photograph**



## General Plan and Zoning

The project site has a General Plan land use designation of Other Public and Institutional and Housing Element Site Overlay (HESO) as part of the 6th Cycle Housing Element, and is referred to as Area 19 in the Housing Element. The project site is zoned Public and Institutional and Housing Opportunity Zone (HOZ) Districts.

The City has adopted ODS to implement development consistent with the Housing Element. Objective standards are defined in state law as “uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official.” The ODS are applicable to each of the Housing Element sites and include standards that regulate height, setbacks, massing, site planning, lighting, landscaping, and building design to ensure projects will be compatible with their surroundings, attractively designed and landscaped, and minimize impact to aesthetic resources. The project is subject to the ODS.

Analysis of the project’s conformance to the General Plan, HOZ District, and ODS is provided further in this report.

## **PROJECT DESCRIPTION**

The project proposes 10 three-story buildings with a total of 59 townhome-style condominiums, totaling approximately 96,584 square feet of residential space and a maximum height of approximately 42 feet 10 inches. The townhomes would range in size from approximately 1,446 to 2,224 square feet, with either three or four bedrooms. Nine of the units are proposed to be deed-restricted lower-income housing units. The project features a modern Craftsman-style architecture, characterized by horizontal shiplap siding, horizontal panel siding, and vertical metal siding. Additional materials include brick, stucco, and composition shingle roofing. The project would also include approximately 13,636 square feet of group open space, five streets (including four alleys), and surface parking. Each townhome would have a two-car private garage accessed via common access streets. The project is accessed off Black Avenue and consists of dead-ending internal streets primarily to access private unit garages. The project also includes the removal of 41 trees on-site and 22 off-site trees. Please refer to Exhibit B for complete project details.

## **OBJECTIVE DESIGN STANDARD (ODS) CONFORMANCE**

The project conforms to the ODS as further described below.

### Site Layout, Traffic, Pedestrian and Vehicular Access

The project site will be accessed from Black Avenue and served by one internal street and four alleys. The internal street is designed similarly to public streets and provides sidewalks, street trees, and pedestrian-scale lighting per ODS A1.1. Internal sidewalks have a minimum width of 6 feet and provide pedestrian circulation throughout the project site per ODS A3.1.

The project’s traffic analysis, prepared by TJKM, approximates 145 more trips during a typical weekday than the existing commercial uses. Considering peak periods, the project would have nine fewer trips during the a.m. commuter peak hour and four fewer trips during the p.m. commuter peak hour. The project’s traffic analysis was reviewed by the City’s Traffic Engineering Division, which determined the project’s trip generation would not cause any significant or worsened operating conditions or delays at any nearby intersections.

Development Standards

The project is subject to the January 26, 2023, ODS development standards for projects with densities greater than 14 and up to 29 dwelling units per acre. The project’s conformance to the applicable site development standards is illustrated in Table 1 below. As mentioned above, per SDBL, the project is eligible to request incentives and concessions, waivers, or reductions to development standards. The applicant has requested a total of 27 waivers, two of which pertain to site development standards, including lot width and building height from the ODS, which are summarized in Table 2 below. These waivers are related to a number of different standards, including: providing sidewalks and parallel parking on both sides of internal streets, internal streets providing through or loop circulation, 5-foot-wide pathways when 6 feet is minimum, providing group usable open space with a dimension not less than 25 feet, and providing unobstructed parking garage space (e.g., tandem parking).

Staff has assessed the waiver requests in conjunction with SDBL and believes the request for waivers are appropriately needed to accommodate the project site’s allowable density, and none would have an adverse impact on health and safety, the physical environment, or historic resources.

**Table 1: Project Site Development Standards Per ODS**

Standard	Required	Proposed	Incentive/Waiver Requested
Lot Area (Min.)	1,800 square feet	As low as 6,567 square feet	Project Complies
Lot Width (Min.)	24 feet (attached homes)	As narrow as 22 feet	Waiver
Lot Depth (Min.)	60 feet	64 feet	Project Complies
Front Setback (Min.)	10 feet	11.3 feet	Project Complies
Side Setbacks (Min.)	One side 4 feet/ Total of 10 feet for both sides	8 feet one side 18 feet both sides	Project Complies
Rear Setback (Min.)	4 feet	37 feet	Project Complies
Floor Area Ratio (Max.)	Not Applicable	-	-
Height (Max.)	36 feet	42 feet & 10 inches	Waiver
Parking (Min.)	118 Stalls	127 Stalls	Project Complies
Residential/Bike Storage	130 cubic feet of enclosed, secured storage space.	Each unit w/ Suspended Bike Storage Location	Project Complies
Building Coverage (max.)	60% <sup>1</sup>	37% (Avg. per ODS)	Project Complies
Open Space	14,160 square feet (240 square feet per unit)	15,771 square feet	Project Complies

<sup>1</sup> Where Housing Sites are divided among multiple owners, parcels, or development, Building Coverage shall be averaged across the Housing Site (Jan. 2023 ODS Pg. 14).

## Vehicle and Bicycle Parking

Per PMC Section 18.88.030A(2), vehicle parking is provided for each townhouse with a two-car garage. Each garage has a designated bicycle storage area per ODS A7.9 and A7.10. The project site also includes nine guest parking spaces, one of which would be an ADA-accessible space. Additionally, the project provides 14 bicycle racks, with a total of 28 on-site bicycle parking spaces. The proposed parking would meet the applicable standards, noting that the PMC does not specify minimum guest parking requirements for this type of housing.

## Architecture and Design

Design elements include a combination of gable ends mixed with hip roofs to break up the massing and roof pitches pursuant to ODS B3.2 and B4.1. The architectural design also provides various façade breaks throughout by utilizing various depths and including decks for each unit type (Figure 2).

Additionally, the placement of differing window sizes emphasizes the hierarchy of living spaces for each building. Furthermore, recessing the windows approximately 2 inches from the plane of the exterior building wall and providing wood trim that projects from the face of the building provides additional visual mass breaks, as per ODS B3.b and B3.1. The building elevations lining paseos A, B, and C feature windows that overlook internal streets, providing an “eyes on the street” effect, as per ODS A4.7.

**Figure 2: 8-Unit Building Elevations**



## Lighting

Lighting on the project site is designed per the ODS standards. The ODS lighting standards are in place to ensure that lighting enhances security, contributes to attractive site design, and makes efficient use of energy, with the objective of being designed such that people can safely see their travel path and surroundings in the dark. The project meets the photometric standards outlined in ODS A10.1 and 10.2. Per A10.3, the lighting fixture height does not exceed 25 feet, and the light will be entirely contained on-site.

### Landscaping, Open Space & Amenities

The project includes on-site landscaping, including the planting of street trees meeting the ODS requirements listed in A9. The project conforms with the Landscape standards outlined in section A9, including compliance with the Water Efficiency Landscape Ordinance, Bay Friendly design, and tree and shrub species selection that conforms to the “Very Low” and “Low” rating on the Water Use Classification of Landscape Species database.

The project includes three paseos totaling approximately 6,155 square feet. Each paseo design includes synthetic turf, Deciduous trees, bicycle parking, and seating areas (Paseo B includes decorative pebble stone seating). The project proposes approximately 13,636 square feet of group-usable open space and approximately 2,135 square feet of private open space, which includes the proposed roof decks for unit three. Overall, the project proposes approximately 13,636 square feet of group open space meeting the ODS requirements for housing sites with a proposed density range greater than 14 and up to 29 dwelling units per acre.

### Grading and Drainage

The project site is relatively level, and the applicant is proposing to generally maintain the existing grades. Project site drainage will be directed towards landscaped bio-retention basins located in various areas of the project site for retention and treatment before draining into the City’s storm drain system. As conditioned, staff finds the proposed grading and drainage plan to be acceptable and in compliance with applicable stormwater runoff requirements.

### Utilities

The project has been designed to meet the utility and service standards prescribed by the ODS A11, minimizing the impact of utility and mechanical equipment on the project site. The project would include the installation of all required on-site utilities with connections to municipal systems to serve the new development. The structures would be designed to meet the requirements of the Uniform Building Code, Fire Code, and other applicable City codes. Adequate access would be provided to the structures for police, fire, and other emergency response vehicles.

### Inclusionary Zoning Ordinance (IZO) and Affordable Housing

PMC Section 17.44.040(B) provides that for all new residential projects of 10 units or more, at least 15 percent of the project’s dwelling units shall be affordable to very low- and/or low-income households, with such units provided on-site. The property requires a minimum of nine units to conform to the IZO’s strict requirements. The applicant proposes to provide (for sale) nine on-site affordable units (seven Low-Income and two Very Low-Income), also referred to as “inclusionary units”, therefore meeting the requirements of the IZO. The proposed square footage of the three-bedroom inclusionary units is approximately 1,446 square feet, similar to the market-rate three-bedroom units of approximately 1,670 square feet. Additionally, the inclusionary units will resemble the market-rate units by providing similar private open space square footage and a two-car garage.

Further, pursuant to the IZO, an Affordable Housing Agreement (AHA) must be entered into by the City and the project owner. The agreement is required to document the method and terms under which the project owner will comply with the ordinance. Because a subdivision is proposed, the agreement must be approved and/or recorded before final map approval. The completion of the AHA is included as a condition of approval.

### Vesting Tentative Tract Map and Street Names

The applicant has submitted a Vesting Tentative Tract Map (VTM) subdividing the approximately 2.59-acre site into ten lots for condominium purposes, ranging in size from approximately 6,567 to 11,179 square feet, as well as seven common area parcels (A through G) as described below. A VTM confers a vested right to proceed with development in substantial compliance with the ordinances, policies, and standards in effect at the time an application for the map is deemed complete.

The details of the requested VTM (Exhibit B) are summarized below:

- Create ten lots for condominium purposes with 59 attached condominium units (Lots 1 through 10).
- Lots A through G include common areas for internal streets, open space, and a bio-retention area.
- A Homeowners Association (HOA) would be established and would own and maintain the common area parcels.
- The map would dedicate an approximately 35-foot-wide Public Access Easement (PAE), Public Service Easement (PSE), and Emergency Vehicle Access Easement (EVAE) on Parcel A.
- The map would dedicate an approximately 25-foot-wide PAE, PSE, and EVAE on Parcel B.
- The map would dedicate three, approximately 22-foot-wide PAE, PSE, and EVAE on Parcels C, D, and E.
- The map would dedicate an approximately 10-foot-wide PSE along the Black Avenue frontage.

The VTM also includes five proposed private street names. New street names are reviewed internally by life-safety responders (i.e., Pleasanton Police Department, Livermore-Pleasanton Fire Department, and the Alameda County Fire Department dispatch unit) and other City divisions/departments to ensure the proposed name(s) will not create delays in life-safety response times and/or conflict with existing street names within Pleasanton or adjoining jurisdictions. Once a private street name is internally approved, the name is reflected on the Vesting Tentative Tract Map, which is ultimately recorded for the project.

The proposed private street names are as follows:

- Helios Drive
- Hyperion Lane
- Theia Lane
- Selene Lane
- Eos Lane

The proposed private street names have been reviewed and found to be acceptable for use by the appropriate life-safety responders and City staff.

## **CONFORMANCE TO OTHER POLICIES AND STANDARDS**

### General Plan and Housing Element Conformance

The project site has a General Plan designation of Other Public and Institutional with a HESO which permits residential uses at a density range of 39 to 66 dwelling units per acre; thus, the project would be consistent with the General Plan Land Use and HESO Designation. Below are some of the General Plan Goals, Programs, and Policies the project is consistent with or would promote:

#### *Sustainability*

- Program 2.1: Reduce the need for vehicular traffic by locating employment, residential, and service activities close together, and plan development so it is easily accessible by transit, bicycle, and on foot.
- Program 2.8: Require land development that is compatible with alternative transportation modes and the use of trails, where feasible.

#### *Overall Community Development*

- Policy 4: Allow development consistent with the General Plan Land Use Map.

#### *Climate Action Plan (CAP) Strategies*

- Encourage and facilitate more walking and cycling trips.
- Create the building site context that allows people to walk, bike or take transit rather than drive.
- Decrease travel time and VMT, less idling leads to fuel savings and less consumption and GHG Emissions.

#### *Housing Element*

- Policy 1.3: Encourage residential and mixed-use projects to be designed at the maximum building height permitted consistent with standards to be adopted in the ODS.
- Policy 2.3: In conformance with the IZO, require each residential and non-residential development to which the ordinance applies, to include its pro-rata share of housing needs for lower- and moderate- income households or, if the ordinance criteria are met, to contribute to the Lower Income Housing Fund or propose alternative methods to facilitate the construction of housing affordable to these groups. It is strongly encouraged that the IZO requirements be met by building housing affordable to lower- and moderate-income households. The City will continue to offer incentives to encourage and facilitate the production of affordable inclusionary units, as a component of the ordinance.
- Policy 6.3: Strongly encourage residential infill in areas where public facilities are or can be made to be adequate to support such development.
- Policy 6.5: Encourage new housing to be located in areas well-served by public transit and the active transportation network (e.g., pedestrian and bicycle facilities), and seek to improve these facilities throughout the city, in order to improve access to all modes of

transportation and reduce Vehicle Miles Travelled (VMT) associated with new development.

### Zoning and Uses Conformance

The project site is zoned Public and Institutional and HOZ Districts, which references the Housing Element as to allowable density for this and other Housing Element sites. The project, pursuant to SB 330 and SDBL, aligns with the zoning district's permitted uses and site-prescribed development standards pursuant to the PMC, except with respect to items that request a concession or waiver pursuant to SDBL. The project is consistent with the zoning, since it proposes residential uses that conform with the Housing Element's allowable density for the project site.

### Climate Action Plan 2.0

In 2022, the City adopted Climate Action Plan (CAP) 2.0. The CAP 2.0 was reviewed by the Bay Area Quality Management District (BAAQMD) and was deemed a "Qualified Greenhouse Gas Reduction Strategy" in accordance with the District's CEQA guidelines. Implementation of the CAP will occur over several years. The CAP consists of amendments to regulations and policies related to Land Use and Transportation, Energy, Solid Waste, and Water and Wastewater, which result in reductions in greenhouse gas emissions in compliance with the targets set by AB 32, California's Global Warming Solutions Act of 2006.

Staff completed an analysis of how the project is consistent with or implements the applicable measures outlined in the City of Pleasanton's CAP. The project will provide EV-ready parking spaces. In addition, several Strategies and Supporting Actions related to water and energy conservation from the CAP are implemented in the project, including that the proposed homes would be all-electric and not contain any new gas facilities.

## **OBJECTIVE DESIGN STANDARDS FINDINGS AND ANALYSIS**

The Planning Commission considers and renders a decision regarding whether a project reviewed under the ODS with 51 or more residential units complies with the applicable ODS and related environmental mitigation measures. The findings demonstrating the project's conformance to the ODS are found in Exhibit A.

One of the required findings, pursuant to Government Code Section 65863, is no net loss of residential unit capacity. The project would include a total of 59 primary units, including 50 above-moderate income residential units and nine on-site affordable units (seven Low-Income and two Very Low-Income); seven of the market-rate units would also include ADUs. The proposed ADUs are not serving as affordable units to meet the IZO.

The inventory of sites included in the 6th Cycle Housing Element projected this property (listed as Area 19 in Table B-15) would provide up to 52 moderate-income residential units. By comparison, the project would provide 50 above moderate-income residential units, and nine lower-income units; which is 52 fewer moderate-income units than projected, 50 more above moderate-income units, and nine more lower-income units. The ADUs are assumed, per a methodology approved by California Department of Housing and Community Development (HCD), to be distributed among lower-, moderate-, and above moderate-income categories. Based on an analysis of recent projects approved/entitled (Table 2), the inventory of sites provides a buffer of 56 units in excess of the City's assigned 894-unit moderate-income

regional housing needs allocation (RHNA). As a result, the approval would not require rezoning of additional sites to meet the moderate income RHNA.

**Table 2: No Net Loss Calculation (Including Project)**

<b>RHNA</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
<b>RHNA Values</b>	1750	1008	894	2313	5965
<b>Total Capacity (RHNA + Buffer)</b>	3049		955	2709	6713
<b>Remaining RHNA required based on Net New Entitled Developments</b>	1704	879	876	1682	5141
<b>Remaining Capacity</b>	3049		955	2709	6713
<b>Difference between the Remaining Capacity and Remaining RHNA</b>	291		79	1027	1397

**ENVIRONMENTAL ASSESSMENT**

Public Resource Code Section 21080.66, Statutory Infill Exemption Eligibility

Based on the documentation provided (Exhibit D) and the criteria outlined in Public Resources Code Section 21080.66, the City finds that the project qualifies for a statutory exemption from California Environmental Quality Act (CEQA) and does not fall under any of the exclusion criteria.

The project is located on less than 20 acres within an incorporated city, is consistent with both the City of Pleasanton’s General Plan and zoning standards, meets the required density thresholds, and does not involve any disqualifying environmental conditions or involve the demolition of any listed historic resources. A Phase I Environmental Site Assessment has been completed, and Tribal consultation has been conducted in accordance with statutory requirements. As such, the project qualifies for the CEQA exemption established by AB 130, codified in Section 21080.66 of the Public Resources Code, and does not require further environmental review under CEQA

**PUBLIC NOTICE / PUBLIC COMMENT**

Notice of the application was sent to the surrounding property owners and tenants within a 1,000-foot radius of the project site (Exhibit H). The applicant also posted an on-site project notification sign pursuant to the on-site project notification policy. At the time this report was published, staff has received one public comment. The public comment expressed concern relating to traffic impacts from the project. Please see Exhibit G for full public comment details. Any additional public comments received after publication of this report will be forwarded to the Planning Commission.

**CONCLUSION**

The project is consistent with the density and land uses allowed for and zoned at this project site, and with the exception of 27 waivers that have been requested pursuant to SDBL, would be consistent with all prescribed objective site development standards of the P District and other applicable City standards. The project provides 59 housing units, including nine affordable housing units, which assist the City in meeting its housing goals. Although not a basis for approval or denial of the project, staff finds the building design and overall landscaping, open space to be attractive, and the architectural style, finish colors, and materials will complement the surrounding development.

**Primary Author:** Diego Mora, AICP, Associate Planner, 925-931-5618 or [dmora@cityofpleasantonca.gov](mailto:dmora@cityofpleasantonca.gov).

**Reviewed/Approved By:**

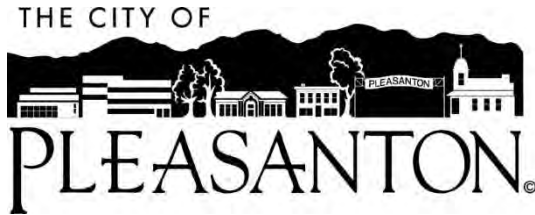
Eric Luchini, Acting Planning Manager

Julie Harryman, Assistant City Attorney

Ellen Clark, Director of Community & Economic Development

Item #5, Exhibits A-H may be found here:

<https://weblink.cityofpleasantonca.gov/weblink/0/doc/311339/Page1.aspx>



# Planning Commission Agenda Report

November 12, 2025  
Item 6

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## **SUBJECT: Committee, Commission, and Task Force List**

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### **Bicycle, Pedestrian, and Trails Committee**

Advise the Parks and Recreation Commission and the City's Traffic Engineering Division on bicycle, pedestrian and trail-related items. The committee reviews and prioritizes potential projects and provides input on policies related to bikeways and trails.

Meeting Time: Fourth Monday of every other month at 6:45 p.m.  
Meeting Location: Pleasanton Senior Center, 5353 Sunol Blvd., Pleasanton  
Representative: Commissioner Jain  
Alternate: Commissioner Pace  
Staff Contacts: Matt Nelson, Traffic Engineer, 931-5671; Matt Gruber, Landscape Architect, 931-5672

### **Civic Arts Commission**

Promote the acquisition, construction and installment of works of public art in Pleasanton. Make recommendations to the City Council regarding the City Civic Arts Program.

Meeting Time: First Monday of each month at 7 p.m.  
Meeting Location: City Council Chamber, 200 Old Bernal Ave., Pleasanton  
Staff Contact: Lia Bushong, Asst. Director, Library and Recreation, 931-3412

### **Committee on Energy and the Environment**

Works closely with City staff to prepare an Energy and Environmental Priorities Plan focusing on energy and environmental issues and strategies reflecting community opportunities, needs and interests.

Meeting Time: Fourth Wednesday of every other month at 5:00 p.m.  
Meeting Location: Operations Service Center, 3333 Busch Rd., Pleasanton  
Staff Contact: Megan Campbell, Associate Planner, 931-5610

### **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.

Meeting Time: Third Thursday of each month at 7:30 a.m.  
Meeting Location: Remillard Conference Room, 3333 Busch Rd., Pleasanton  
Staff Contact: Lisa Adamos, Economic Development Manager, 931-5039

### **Heritage Tree Board of Appeals**

Make findings of fact upholding, reversing or modifying the director's decision with regard to heritage tree removal permits.

Meeting Time: As needed  
Meeting Location: City Council Chamber, 200 Old Bernal Ave., Pleasanton  
Representatives: Commissioners Wedge and Mohan  
Alternate: Commissioner Jagoe  
Staff Contact: Sarah Hosterman, Landscape Architect Asst., 931-5514

### **Human Services Commission**

Advise the City Council on the human service needs of the community and methods of fulfilling these needs. Particular emphasis is given by the commission to the human service needs of the socially and economically disadvantaged, the elderly and the youth of the community.

Meeting Time: First Wednesday of each month at 7 p.m.  
Meeting Location: City Council Chamber, 200 Old Bernal Ave., Pleasanton  
Staff Contact: Lia Bushong, Asst. Director, Library and Recreation, 931-3412

### **Library Commission**

Advise the City Council on matters related to the Pleasanton Library and library services in general. Promote the use of library services to the community.

Meeting Time: First Thursday of each month at 7 p.m.  
Meeting Location: City Council Chamber, 200 Old Bernal Ave., Pleasanton  
Staff Contact: Heidi Murphy, Director of Library and Recreation, 931-3400

### **Parks and Recreation Commission**

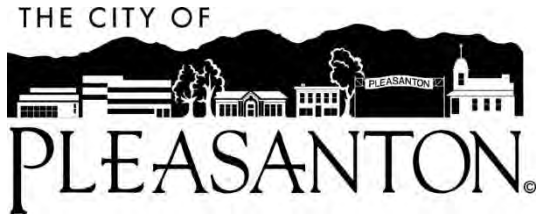
Advise the City Council, City Manager, and Parks and Community Services Department on matters related to the development and provision of services pertaining to parks and recreation facilities, programs and services.

Meeting Time: Second Thursday of each month at 7 p.m.  
Meeting Location: City Council Chamber, 200 Old Bernal Ave., Pleasanton  
Staff Contact: Heidi Murphy, Director of Library and Recreation, 931-3400

### **Youth Commission**

Act as the liaison between Pleasanton's youth community and the City Council; advise the Council on youth-related issues; promote an understanding and appreciation of community affairs among the youth of Pleasanton.

Meeting Time: Second Wednesday of each month at 7 p.m., September-May  
Meeting Location: Remillard Conference Room, 3333 Busch Rd., Pleasanton  
Staff Contact: Nicole Thomas, Recreation Supervisor, 931-3432



## Planning Commission Agenda Report

November 12, 2025  
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### **SUBJECT: Future Planning Calendar**

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East Pleasanton Policy Framework - Study session to consider draft policy and land-use scenarios for East Pleasanton

Adoption of Planning Commission schedule of meeting dates for 2026

Selection of Planning Commission Chair and Vice Chair for 2026

Selection of Sub-Committee Representatives for 2026